



**CITY OF IDAHO SPRINGS**  
1711 Miner Street  
P.O. Box 907  
Idaho Springs, CO 80452-0907  
Telephone (303) 567-4421  
FAX (303) 567-4955

**NOTICE AND AGENDA**  
**HISTORIC PRESERVATION REVIEW COMMISSION**  
Idaho Springs City Hall  
1711 Miner Street  
Tuesday, April 16, 2024 – 6:00 p.m.

**NOTICE AND AGENDA OF  
HISTORIC PRESERVATION REVIEW COMMISSION  
REGULAR MEETING  
TUESDAY April 16<sup>th</sup>, 2024 6:00 p.m.**

**Call to Order**

**Roll Call**

**Approval of the Minutes of February 20<sup>th</sup>, 2024**

**Public Comments**

**Conflict of Interest**

**New Business**

- **Certificate of Appropriateness (COA) review of additions to and rehabilitation of the existing building at 1744 Miner Street**

**Adjournment**

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION  
INSTRUCTIONS**

**The Public is able to view and hear this meeting remotely at the following address on the City's website:  
<https://cityofidahosprings.colorado.gov/your-government/live-meetings-packets>**

**The Public is able to participate in person and remotely by utilizing the link below:  
<https://us02web.zoom.us/j/87554198581?pwd=cDRtWkF5bHE1S25heFQyaWRsaFpMdz09>**

**Passcode: 528946**

**For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers.**

**Each individual that is providing public comment is limited to three (3) minutes.**

**HPRC  
REGULAR MEETING  
February 20, 2024**

The HPRC of the City of Idaho Springs held a regular meeting on February 20, 2024. Chair Manifold called the meeting to order at 6:01 p.m.

Answering the roll were: Rachael Tury, Shannon Glazer, Patti Tyler and Chair Lisa Manifold. Board member Michael Davenport joined the meeting at 6:04 pm. Also present were Community Development Planner Dylan Graves, Assistant City Administrator Jon Cain and Deputy City Clerk Wonder Martell.

**APPROVAL OF MINUTES**

Board member Rachael Tury moved to approve the minutes of February 21<sup>st</sup>, 2023, board member Tyler seconded followed by an all-in favor voice vote.

**PUBLIC COMMENT**

No one signed up for virtual or in person public comment.

**CONFLICT OF INTEREST**

**NEW BUSINESS**

1. Chair Manifold asked Deputy City Clerk Wonder Martell to have the board member terms included at the next regular meeting.

**2. Indian Hot Springs Local Historic Designation Discussion:** Owner Dan Kim and Kate McCoy from the state attended this meeting remotely via zoom. Community Development Planner Dylan Graves advised the applicant that this was a continued discussion on this topic and that staff had more opportunities to attend meetings and have discussions with experts on this topic. Mr. Graves stated that from those meetings and discussions, that the entire site should be designated as a whole. Designating the entire site will allow for the state to review other parts of the site and it will be cleaner to designate the entire site versus just the hotel.

Mr. Graves went over his staff report and mentioned that this request meets the first 3 criteria listed in the code. Mr. Graves stated that staff recommends this request to council to be designated as a local historic site. Board member Davenport asked if this designation would include the EV chargers. Assistant City Administrator Jon Cain replied and advised the board that those EV stations have not begun the construction/building permit process. Mr. Graves mentioned that those small cabins to the North of the resort were definitely not historic. Chair Manifold mentioned that there could be a simple COA at a later time for any potential removal of those cabins. Mr. Davenport stated that it is normal practice to designate an entire property. Chair Manifold asked if the entire site designation would also designate the hot springs themselves.

Mr. Graves replied and advised the board that it would not be designated externally, but on property may be beneficial for future grants. Kate McCoy stated that the water is on the property and has been part of the operation since the late 1800's. Ms. McCoy said that she does not see the water designation as a headache as she only sees its benefits and it will open doors for funding. Property Owner Dan Kim said that a bundle seems the best way and that it shows a clear path. Ms. McCoy mentioned that if the entire site was not designated that it could cause another issue as when they go to the state, the state will want to designate the entire property.

Mr. Davenport said that this property is a very strong candidate and asked the applicant when they intend on coming in for the COA. Ms. Mcoy replied and stated the projects first, then having a complete set of construction documents and that no actual work had been done yet. Mr. Davenport brought up that this project is a good candidate to come in for a pre-construction meeting. Chair Manifold agreed and stated it's a great idea to meet first, and asked the applicant to please come to a work session once plans begin to make sure that their ideas follow the city's goals. Board member Glazer mentioned that having options is always good.

Chair Manifold moved to approve to council the Indian Hot Springs Local Historic Designation. Board member Tury seconded followed by an all-in favor roll call vote.

### **1535 Miner Street COA**

Community Development Planner Dylan Graves advised the board that in this COA there are three requests from the applicants Julie Stevens the property owner and Carla Cole the Architect on this project.

1. 6-foot-wide exterior door on the south side of the building. This request meets the regulations, minimal change, improves functionality and this part of the building has historically faced the railroad. Mr. Graves also mentioned that staff and the chair would be required to review and approve the materials prior to the issuance of any building permits. Chair Manifold asked the applicants to describe the type of door this will be. Ms. Cole advised the board that the door will be a new metal door with windows. Ms. Manifold stated that the board will require specific renderings and a list of materials to include alternate materials to be approved, and then she would be in favor of a 6-foot metal door. Board member Glazer asked what the color of this door would be, Mr. Davenports advised that color is usually outside HPRC review. Ms. Cole advised the group that the door will most likely be black.
2. Solar Panels. Mr. Graves went over points in his staff report to include that the guidelines allow for solar panels in the Historic District, that there needs to be a minimal impact on the building site. These solar panels are intended to go onto the roof of the new addition on the second story. Board member Davenport asked the applicants if they were confident in the angle of the solar panels, that they will not be too high. Ms. Cole stated that she is relatively confident to which Mr. Davenport advised if they were steeper that the applicants would need to come in and ask for a COA amendment, and that the usual angle at this latitude is 54 degrees. Chair Manifold stated she was fine with this, and that the board just needed to be provided with the specific specifications on the placement and the angle of the solar panels and that HPRC would need to verify the plans submitted for the solar panels.
3. 2<sup>nd</sup> Story Addition. Mr. Graves advised the board that this request is to enlarge the existing addition that is already located on the building. Mr. Graves stated that the addition is not historic. Ms. Cole advised there are 3 units there now, and the one that is being enlarged is the unit on the back side (south side). Ms. Cole stated that the two smaller units at the front of the building will stay the same and that differentiating the old from new is important and the glazing on the proposed windows of the enlarged unit clearly does this. Mr. Davenport spoke about the break in the roof pane, and he is supportive of this and that this roof pane looks subordinate enough. Mr. Davenport also suggested that the new proposed windows on the addition, on the south side have more of a punched window look as that is typical character. Mr. Davenport stated that his main concern is that this is what people will start asking for. Property Owner Julie Stevens stated she is fine with changing those windows to a punched window look for the windows that face the parking lot but would like to keep the east windows as they are projected. Chair Manifold wanted to express the importance of the material used in the project, and Mr. Davenport stated that it is

usual for the chair to sign off on a COA. Chair Manifold agreed that staff and the Chair need to review the materials proposed, and that there are alternative materials provided for HPRC to review and also approve in case of supply chain issues or anything that would require the developer to change materials. The inclusion of alternative materials at the time of the COA issuance allows for use of an alternative material that has also already been approved by HPRC and not requiring and amended COA for use of those alternative materials.

Community Development Planner Dylan Graves provided a motion that would include all of the conditions that the board had discussed, with a little bit of word cleaning up. Board member Glazer moved to approve to council, the COA with conditions for 1535 Miner Street for exterior improvements. Conditions to include:

- 1. Any additional work beyond the scope of what was expressly approved hereby shall require a new COA application.*
- 2. Excluding solar panels, all new exterior work shall use only historically accurate materials. Materials shall be approved and verified by the Community Development Planner and the Chair of the HPRC prior to building permit approval and issuance.*
- 3. Solar panel specifications, including final locations and installation angles, shall be submitted for approval by the Community Development Planner and Chair of the HPRC prior to approval and issuance of permits to allow for construction of approved solar panels.*
- 4. Alternative materials may be included and approved in the COA. Alternative materials shall be submitted and approved by the Community Development Planner and Chair of the HPRC prior to building permit approval and issuance.*
- 5. The approved rear door shall include similar materials and design specifications to those provided in the submitted renderings for this COA application.*
- 6. The existing openings above the rear doors on the South façade may be replaced with either glass windows or with new mechanical openings.*
- 7. On the second story addition, the windows on the western portion of the South façade shall be broken up so that they resemble punched windows in keeping with the style of existing second stories throughout the Historic District. Other proposed windows on the second story are permitted as shown in application materials because they are unlikely to be visible from ground level and thus are unlikely to adversely impact the Historic District.*

Board member Glazer moved to approve the COA with listed conditions to City Council. Board member Tury seconded followed by an all-in favor roll call vote.

The board discussed potential dates to tour sites and facilities. The agreed upon date was decided to be March 30<sup>th</sup>, 2042.

## **ADJOURN**

Chair Manifold adjourned the meeting at 7:42 pm.

## **HISTORIC PRESERVATION REVIEW COMMISSION**

**According to Idaho Springs Municipal Code Chapter 5 Article III Sec. 5-21 Historic preservation review commission. The city council shall appoint a commission consisting of five (5) members and two (2) alternates and may include the mayor and any other member of City Council. The members shall serve a staggered term of four (4) years expiring February 28<sup>th</sup> of every odd-numbered year. Three members of the board constitute a quorum.**

### **MEMBER TERMS**

<b><u>MEMBER</u></b>	<b><u>CURRENT TERM</u></b>	<b><u>APPOINTED</u></b>
Lisa Manifold, Chair	February 2023 – February 2027	2020/2023
Patti Tyler	February 2022 – February 2026	2022
Rachael Tury (resigned 03/28/24)	February 2022 – March 2024	2022
Michael Davenport	February 2022 – February 2026	2022
Shannon Glazer	September 2022 – February 2026	2022
Madison Wolff	December 2022 – February 2026 RESIGNED 09/18/2023	2022

# IDAHO SPRINGS HPRC STAFF REPORT

**Meeting Date:** Tuesday, April 16, 2024

**Page 1 of 5**

**Item:**

## **Certificate of Appropriateness (COA) for additions to and rehabilitation of the existing building at 1744 Miner Street**

**Presented by:**

Dylan Graves  
Community Development Planner

**PROPOSAL:**

This is a request for a Certificate of Appropriateness (COA) for two additions to the existing structure located at 1744 Miner Street, rehabilitation of existing exterior façade, and installation of roof-mounted solar panels to accommodate the Idaho Springs Police Department. Roof mounted solar panels are also proposed.

**ATTACHMENTS:**

1. Architectural and Electrical Plans
2. Architectural Design Narrative
3. National Register Nomination Form – Commercial Downtown

**BACKGROUND:**

The subject property is located at 1744 Miner Street and was historically occupied by Citywide Banks, though has been vacant for several years. The existing building is located within the City’s Historic District, which is listed on the National Register of Historic Places. The existing structure was not built during the City’s Period of Significance, as its estimated construction date is in the mid-20<sup>th</sup> Century. A property assessment dated May 16, 2023, estimates that the existing addition and façade dates from 1982. It originally was an automobile service garage but was later rehabilitated and renovated to look as it does now as a former bank building in 2006. In 2006, diagonal roof trusses were added, which are proposed to remain. It is not considered a contributing structure, especially given its current façade that was built well after the Period of Significance, and which does not appear to have architecturally significant details that would have allowed it to gain historical significance in its own right. The proposed additions to the building are meant to enhance functionality to allow it to be used as the City’s police station.

Because the subject property is in the City’s Historic District, the Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before a building permit can be issued for exterior work at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).

The City purchased the property last year and is renovating the building to serve as the new location of the City’s Police Department. Substantial work is needed to update the building to the standard needed to house a Police Department, both to the interior and exterior of the building. Additions to the building are proposed on the eastern façade and to the drive-through banking lanes on the west side that will be enclosed to create a sallyport and additional floor area. The building height is not proposed to change, nor are existing exterior materials. The building will be updated to be fully ADA compliant and will dramatically improve energy efficiency, making the building far more sustainable now and into the future.

**HISTORIC PRESERVATION REVIEW COMMISSION ROLE:**

Chapter 22, Section 22-4 of the ISMC requires every application for a building permit within the District or at a designated historic site to be submitted to the Commission (HPRC) for consideration as to whether it should be issued a COA. The Commission is the acting body for COA applications.

**CRITERIA FOR APPROVAL.**

For the Commission to grant a COA for any application, the Commission shall determine that the application meets the following criteria:

**1. The proposed work is consistent with and promotes the purposes of these regulations, as set out in Subsection 22-2(A) of the Municipal Code;**

Requiring a COA for exterior façade modifications on structures in the Historic District is in the spirit of the purpose of the regulations. Staff does not believe that the proposed modifications adversely affect the quality and integrity of the district or other designated sites, nor does Staff believe that the proposed work is hazardous or incompatible with the historic character of the district. The existing building is noncontributing and as such, is reviewed against Part Three of the City’s *Historic Design Guidelines: Guidelines for New Construction and Rehabilitation, Restoration, or Renovation of Noncontributing Structures*.

Staff believes that the proposed solar panels do not detract from the area’s historic character. The City’s *Design Guidelines for Historic Structures* contemplates solar energy in Part 2: Rehabilitation, Restoration, or Renovation of Contributing Structures. This guideline states that solar collection devices should be mounted in a manner that preserves the property’s character defining features. Additionally, Staff believes that the Secretary of the Interior’s *Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* are met. The guidelines recommend that solar technology be installed in a compatible location on the site where it will have minimal impact on the historic building and its site. The proposed solar does not detract from the Historic District as a whole and does not detract from the building, either. Solar panels are proposed on the roof of the sallyport addition on the western side of the building. This is a flat roof approximately 14’ in height. The panels are likely to be visible from certain directions due to the angle at which the panels will have to be mounted but will be located on the shortest roof line of the building and will be obscured from view on the east elevation (fronting Riverside Dr) and are unlikely to be visible from Colorado Boulevard.

The proposed addition uses similar architectural design standards and materials to those existing. Existing materials do not contribute to the Historic District but are not seen to detract from the Historic District, either. Existing facades will be rehabilitated with new paint/siding to improve the look of the building and align the existing structure with the new additions. Board and batten siding is proposed to match existing facades and metal roofing is proposed to match existing roof materials. Existing stucco on the current structure is intended to remain with no changes other than, potentially, new paint. New windows are proposed in places to replace existing windows that are not historic – as such, Staff does not believe that replacement is a concern.

**2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.**

The existing structure is a non-contributing structure in the Historic District. The proposed work does not enhance the historic quality of the building, but it is not anticipated that the work will adversely impact the building, either. The existing building, on the edge of the Historic District, does not detract from the historic

quality of the Historic District as a whole. The proposed work will use similar materials to those existing and will be of a similar architectural form to the rest of the existing structure. The footprint will change but the roof line is to remain the same.

**3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.**

The existing structure is not contributing to the Historic District and its location (on the edge of the Historic District, away from the majority of the primary contributing structures) ensures that the historic atmosphere and character of the District is maintained. Adjacent properties west of the subject parcel are residential and immediately south of the parcel is the former Jiggie's Café building and City Hall. While City Hall is a contributing structure, it should not be impacted because of the proposed work.

The proposed addition and associated exterior work are relatively minor in nature. The existing building contains 2,582 square feet of floor area and proposed additions total approximately 1,050 square feet of additional floor area. 600 square feet of the proposed 1,050 square feet will be added through the enclosure of the existing covered sallyport. The proposed addition is proposed to be shorter in stature than the existing roofline. The building will consequently not increase substantially in massing, nor will it substantially alter existing viewsheds to the Historic District.

Given the foregoing, Staff does not believe that the proposed exterior work will have an adverse material effect on the historic character of the Historic District as a whole, nor will it detract from any particular buildings in the adjacent vicinity. Adjacent properties are higher in elevation than the subject building and as such will not be obscured because of the proposed additions. The intent is to maintain the existing aesthetics of the building, which Staff believes are in keeping with the Historic District.

**4. The proposed work is in compliance with all current, applicable design guidelines.**

Staff believes that the proposal generally complies with both local and national historic standards for rehabilitation, renovation, and restoration of noncontributing structures in historic districts. Both allow for rehabilitation and additions to noncontributing structures if they do not detract from the historic character of the subject structure. Staff does not believe that the proposed work will detract from the historic character of the structure.

**5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission shall consider the following:**

**a. The effect upon the general historic and architectural character of the structure.**

The existing structure is not a contributing structure and does not contain significant historic or architectural character. The addition will maintain a similar architectural style that appears to complement the existing façades and avoids detracting from the existing architecture on-site.

**b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.**

The proposed exterior work and additions to the existing structure appear to be compatible with other structures in the Historic District and other designated sites in the immediate vicinity. The scale of the existing structure does not detract from the Historic District as a whole nor any adjacent buildings within the Historic District. The architecture does not negatively stand out or obscure nearby contributing structures in the Historic District. Additionally, as mentioned, it is on the very edge of the Historic District and in that way, serves as a transition between the East End of the City and the Historic District. Staff does not believe that the architecture is incompatible with the nearby architecture, nor does it detract from nearby architecture.

Staff would recommend that the additions use similar materials to those found throughout the district, in keeping with City Guidelines. Wood siding is proposed, which meets this recommendation because wood siding was commonly used during the Period of Significance. Staff believes that non-wood siding could also be permitted as long as it either matches the existing architecture of the building or matches the general architecture and materials of the Historic District.

**c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.**

The proposed additions and rehabilitation work is proposed to complement and conform to the existing architectural features found on the structure.

**d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.**

Being a noncontributing structure it does not have historical value in its own right. That said, the criterion is met as the work proposed will improve the structural integrity of the building and create a more functional use on-site. The work is intended to improve energy efficiency, which will improve longevity and sustainability of the building into the future. The existing roof will be rehabilitated to meet construction standards, enhancing the structure.

**e. The condition of existing improvements and whether or not they are a hazard to public health and safety.**

It does not appear that the existing improvements are a hazard to public health and safety. As part of this project, any items that require attention will be rehabilitated as part of the overall redevelopment of the property into a police station. Energy efficient improvements to the site are proposed to improve sustainability on-site.

**f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.**

N/A

**g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.**

Staff believes that this criterion is suitably met.

**STAFF ANALYSIS OF PROPOSAL:**

Staff believes that the proposed work at 1744 Miner Street substantially conforms with the City's *Design Guidelines for Historic Structures* and Secretary of Interior standards. The existing structure is noncontributing but does not cause adverse impacts to the Historic District, and the proposed work will similarly avoid adverse impacts to contributing structures or the District as a whole.

**PLANNING STAFF RECOMMENDATION:**

**Staff supports this request and recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for exterior improvements to 1744 Miner Street for (1) roof mounted solar panels; (2) additions to the building totaling approximately 1,050 square feet; and (3) minor exterior rehabilitation work to the existing structure.**

# IDAHO SPRINGS POLICE STATION

## BUILDING ADDITION AND REMODEL ENHANCED SCHEMATIC DESIGN

1744 MINER STREET  
IDAHO SPRINGS, COLORADO



**DULANEY**  
architecture  
5825 E. Maplewood Avenue  
Colorado Springs, CO 80911  
PH: (303) 615-9123

NOT FOR CONSTRUCTION

REVISION DATE:	DATE	DESCRIPTION

PROJECT NO.

IDAHO SPRINGS POLICE STATION  
ADDITION AND REMODEL  
1744 MINER STREET  
IDAHO SPRINGS, CO 80452

JOB NO.: 2023-6  
DRAWN BY: BR  
CHECKED BY: DPO  
ISSUED DATE: 03/27/2024

COVER SHEET  
CODES /  
CONTACTS

T1.0

### BUILDING CODE ANALYSIS

**Legal Address:** 1744 Miner Street, Idaho Springs, CO 80452  
**Subdivision:** IDAHO SPRINGS Block: PT 6 & PT B7 & MPS 1835-383-14-001  
**Legal Description:** Conversion of an existing banking building into a police station for Idaho Springs. Addition of 1,069 square feet to existing building footprint including garage rampport.  
**Parcel Number:** 1835-383-14-001  
**Scope of Work:** V-B  
**Governing Authority:** City of Idaho Springs  
**Construction Type:** 2021 International Building Code  
**Applicable Codes:** 2021 International Existing Building Code, 2021 International Plumbing Code, 2021 International Mechanical Code, 2021 International Fire Code, 2020 National Electrical Code, 2021 International Energy Conservation Code

**Zone District:** Historic Downtown (HD)

Subcode:	Min. Length Provided
5'-0" min.	7'-9"
NA	5'-0"
5'-0" min.	8'-6" (East), 10'-8" (West)

**Building Height:** Allowed: 35'-0" max., 32'-3" (8' Existing Tower)

**Lot Size:** 14,105 SF

**Existing Building Area:** 2,762 SF  
**Downsized New Building Area:** 1,089 SF  
**Total New Building Area:** 3,851 SF

**Total Building Coverage:** 27.3% of Site

**Maximum Travel Distance allowed:** 300'-0" (B-Sprinklered)  
**Auto Sprinklers (Section 903.2.1.2):** Yes (New)  
**Egress Door total Width:** 148"  
**Number of Exits:** 4  
**Accessibility:** Accessible route is provided from accessible parking or public way to primary function per 1104.1

**Parking Stalls:** 11 Total Stalls Provided on property (Existing). 1 ADA Stall. Street Parking available on Miner St. and Colorado Blvd. Police Parking south of Sally port.

**Occupancies in Building:** Business (B), Storage (S-1)

**Total Occupant Load (Table 1004.5):**  
 Business (B): 3,382 SF / 150 = 23 Occ.  
 Storage (S-1) (Sally Port): 489 SF / 300 = 2 Occ.  
**Total:** 25 Occupants

**Plumbing Fixtures (Table 2602.1):** B Occ. - 25 Occ.

Water Closets:	Minimum Required	Provided
1	1	4
Lavatories:	1	3
Service Sink:	1	1
Drinking Fountain:	1	1

1 ADA Combined Toilet and sink fixture provided for holding call

### CONTACTS

**PROPERTY OWNER:** City of Idaho Springs, PO Box 907, Idaho Springs, CO 80452  
**MECHANICAL / ELECTRICAL / PLUMBING / TECHNOLOGY ENGINEER:** IMEG Consultants, 7609 E Orchard Rd #250s, Greenwood Village, CO 80111, Contact: Wade Johnson, Tel: 303-756-6000, Email: wjohnson@imegcorp.com  
**CIVIL ENGINEER:** Martin / Martin Consulting Engineers, 12499 W Colfax Ave, Lakewood, CO 80215, Contact: Benjamin Downey, Tel: 303-431-6100, Email: bdowney@martinmartin.com  
**GENERAL CONTRACTOR:** TO BE DETERMINED  
**POLICE CHIEF:** Nathan Blaseck, 3000 Colorado Blvd, Idaho Springs, CO 80452, P.O. Box 907, Idaho Springs, CO 80452, Tel: 303-699-4477, Email: nblaseck@idaho SpringsCO.com

**PROJECT ARCHITECT:** Dulaney Architecture, 5825 E. Maplewood Avenue, Centennial, CO 80111, Contact: Dan Dulaney, Tel: 303-615-9123, Email: dan@dulaneyarchitecture.com  
**DESIGN ARCHITECT:** Halley Architecture + Planning, 1744 Miner Street, Idaho Springs, CO 80452, Contact: Teri Halley, Tel: 303-615-9123, Email: teri@halleyarchitecture.com  
**STRUCTURAL ENGINEER:** Martin / Martin Consulting Engineers, 12499 W Colfax Ave, Lakewood, CO 80215, Contact: Benjamin Downey, Tel: 303-431-6100, Email: bdowney@martinmartin.com

### MATERIALS

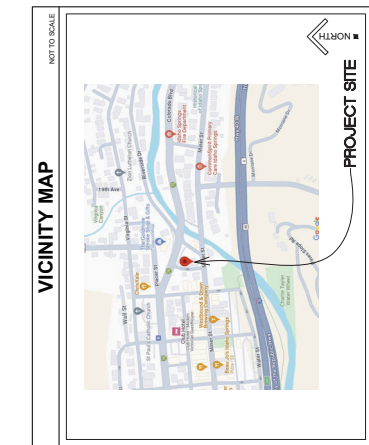
BACKFILL	GRAVEL / STONE	PLYWOOD CRIBS
COMPACTED FILL	STEEL	PARTICLE BOARD
CONCRETE	RIGID INSULATION	FINISHED WOOD
GROUT / MORTAR	BATT INSULATION	GYPSUM BOARD
MASONRY	2X WOOD BLOCKING OR FRAMING	GRANITE

### SYMBOLS

ROOM NAME AND NUMBER	ENLARGED PLAN
DOOR IDENTIFIER	PLAN DETAIL
WINDOW IDENTIFIER	SECTION OR DETAIL
KEY NOTE	WALL SECTION
REVISION NUMBER	ELEVATION
PARTITION IDENTIFIER	SPOT ELEVATION
FLOOR IDENTIFIER	

### VICINITY MAP

NOT TO SCALE



PROJECT SITE

### SHEET INDEX

ARCHITECTURAL:	T10 COVER SHEET / CODES / CONTACTS
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	A2.1 REFLECTED CEILING PLAN
	A3.0 FLOOR PLAN
	A4.0 SCHEDULES & DETAILS
	A5.0 BUILDING ELEVATIONS
	A6.0 BUILDING SECTIONS
	A7.0 MECHANICAL PLAN
	A8.0 ELECTRICAL PLAN
	A9.0 PLUMBING PLAN
	A10.0 FINISH SCHEDULES
	A11.0 FINISH SCHEDULES
	A12.0 FINISH SCHEDULES
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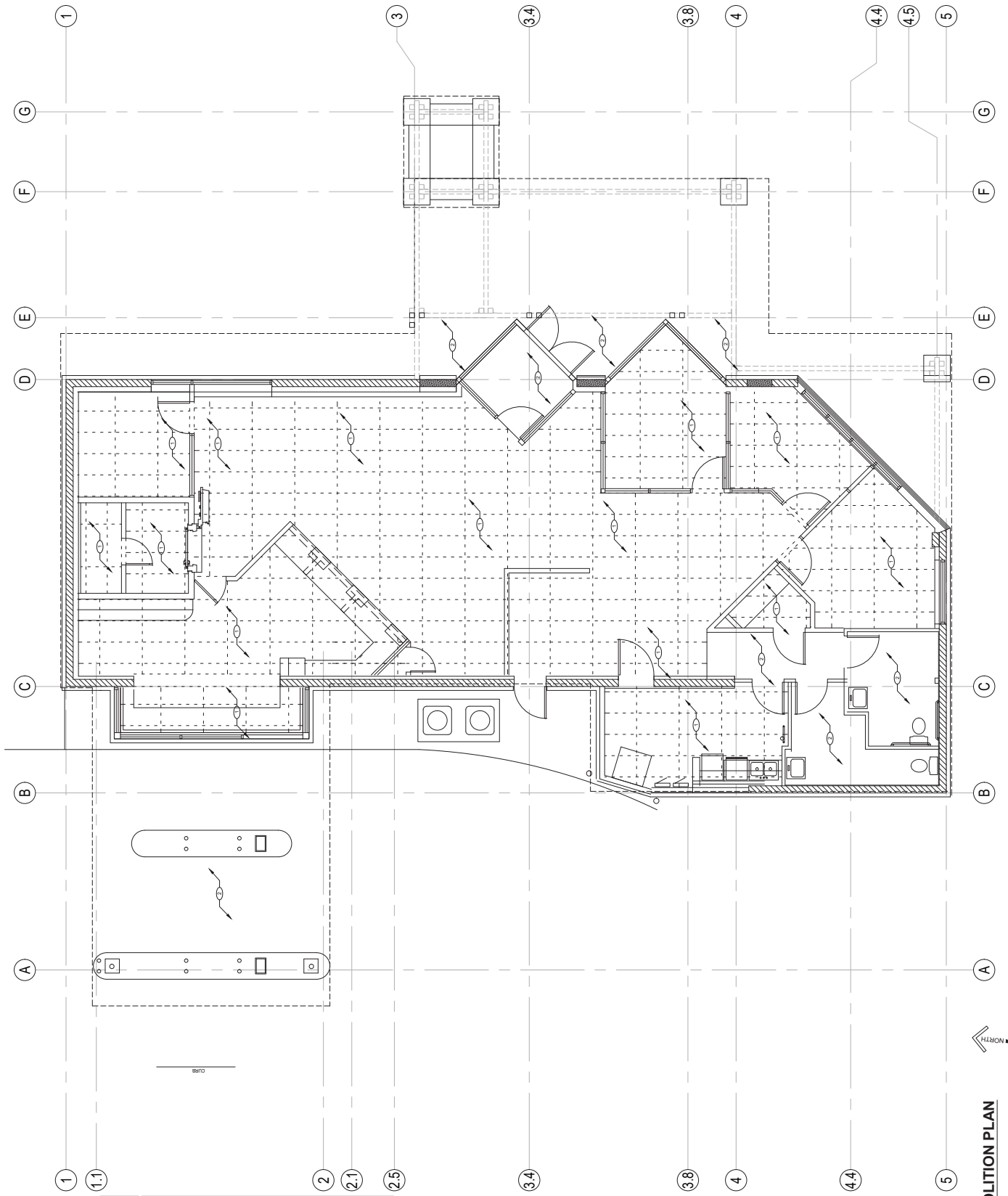
REVISION DATE	DESCRIPTION

PROJECT FILE

JOB NO.: 2023-61  
DRAWN BY: BJR  
CHECKED BY: DPD  
ISSUED DATE: 03/27/2024

SHEET NO.:  
RCP  
DEMOLITION  
PLAN

**A1.1**



**RCP DEMOLITION PLAN**  
ENHANCED SCHEMATIC DESIGN

**CEILING DEMO KEY NOTES**

- DEMO ALL EXISTING GRINDING/BLASTING TO BE REPORTED AS DEMO
- DEMO EXISTING LIGHT AND RELATED FIXTURES

**GENERAL NOTES: RCP DEMOLITION PLAN**

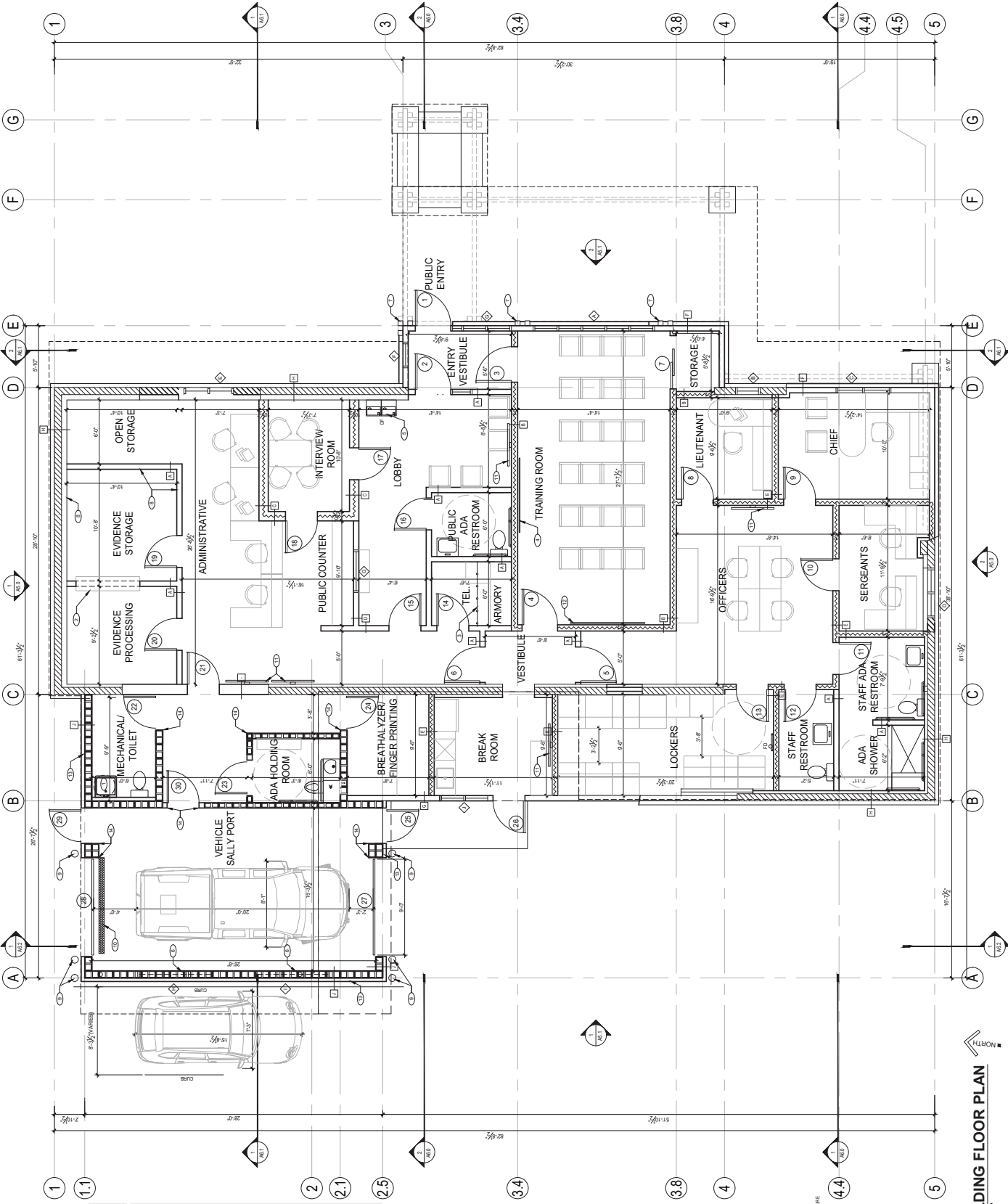
REMOVE ALL EXISTING CEILING MOUNTED SMOKE DETECTORS, SMOKE SENSORS, EOP SIGNALS E.T.C. IN AREA OF WORK.

REMOVE AND DISCARD ALL EXISTING CEILING TILES, WAINERS AND JOISTS. REMOVE ALL EXISTING JOIST BRACKETS AND BRACKETS ON THE FIRST FLOOR DEMO PLAN.

**1 RCP DEMOLITION PLAN**  
1/4" = 1'-0"

REVISION DATE	DESCRIPTION

PROJECT FILE



FLOOR PLAN	
DESIGNED BY: DULANEY ARCHITECTURE	
<b>FLOOR PLAN KEY NOTES</b>	
○	UNIT FLOOR FINISH WATER MAIN/VALE
○	PAVING - HALL LOCKERS
○	ACCORDED USE
○	WHITE BOARD
○	ASH/SPRINKLER/FORMING COLUMN
○	CELESTIAL WINDOW BOISE
○	GRAB BAR HANDICAP ENTRY (TOP OF F)
○	PROVIDE BLOOD FLOW TESTING
○	BULLDOZING
○	MONITOR
○	MANUFACTURING FOR WALL DOWN PRODUCE GREEN
○	4" FIBER CONCRETE BLOCK (MATCH EXISTING STUD)
○	ROUNDED BULB TUBULAR CORNER

**GENERAL NOTES FLOOR PLAN**

1. HORIZONTAL DIMENSIONS INDICATING DIMENSIONS OF NEW FINISH. FOR ALL EXISTING WALLS HOLDING DIMENSIONS OF NEW FINISH.

2. PROVIDE BLOOD FLOW TESTING FOR INSULATION OF EXISTING WALLS. PROVIDE BLOOD FLOW TESTING FOR EXISTING WALLS. PROVIDE BLOOD FLOW TESTING FOR EXISTING WALLS. PROVIDE BLOOD FLOW TESTING FOR EXISTING WALLS.

3. ALL WALLS TO TERMINATE AT FINISH LINE OF EXISTING ROOF STRUCTURE.

4. HORIZONTAL DIMENSIONS INDICATING DIMENSIONS OF NEW FINISH.

5. ALL DIMENSIONS AND ALIQUOTS SHOWN TO BE VERIFIED IN FIELD.

6. ALL NEW DOORS SHALL BE 2" FINISH THICK AND SHALL BE 1 1/2" HIGH.

7. REFER TO SHEET A-1 FOR FLOOR SCHEDULE, LOOR TYPES AND HARDWARE SCHEDULE. REFER TO A-2 FOR WINDOW TYPES.

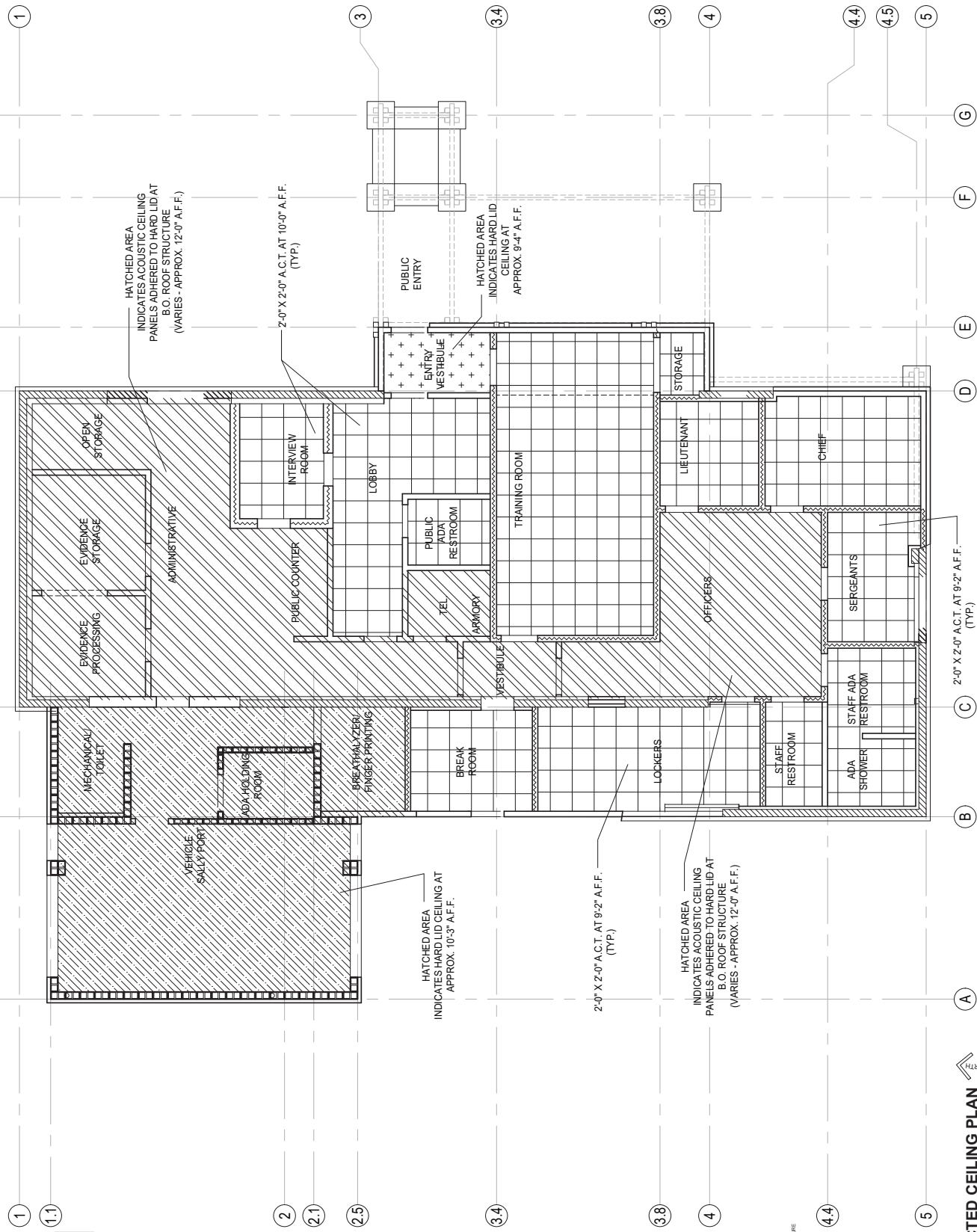
**WALL NOTES:**

1. HORIZONTAL DIMENSIONS INDICATING DIMENSIONS OF NEW FINISH.

2. ALL WALLS TO TERMINATE AT FINISH LINE OF EXISTING ROOF STRUCTURE.

3. HORIZONTAL DIMENSIONS INDICATING DIMENSIONS OF NEW FINISH.

**REFLECTED CEILING PLAN**  
 ENHANCED MECHANICAL DESIGN



**GENERAL NOTES: REFLECTED CEILING PLAN**  
 1. NETWORKS INDICATED WITH DASHED LINES  
 2. NETWORKS TO BE CENTERED ON THE CEILING TIE IN  
 3. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
 ELECTRICAL CODE (NEC) AND THE NATIONAL  
 FIRE ALARM AND SIGNAL CODE (NFPA 72)  
 4. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
 FIRE ALARM AND SIGNAL CODE (NFPA 72)  
 5. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
 FIRE ALARM AND SIGNAL CODE (NFPA 72)  
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 FIRE ALARM AND SIGNAL CODE (NFPA 72)  
 10. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
 FIRE ALARM AND SIGNAL CODE (NFPA 72)

**WALL NOTES:**  
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 2. NETWORKS TO BE CENTERED ON THE CEILING TIE IN  
 3. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
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 FIRE ALARM AND SIGNAL CODE (NFPA 72)  
 10. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL  
 FIRE ALARM AND SIGNAL CODE (NFPA 72)

**1 REFLECTED CEILING PLAN**  
 1/4"=1'-0"

**DULANEY architecture**  
 5825 E. Maplewood Avenue  
 Suite 100  
 Denver, CO 80231  
 PH: (303) 615-9123

**NOT FOR CONSTRUCTION**

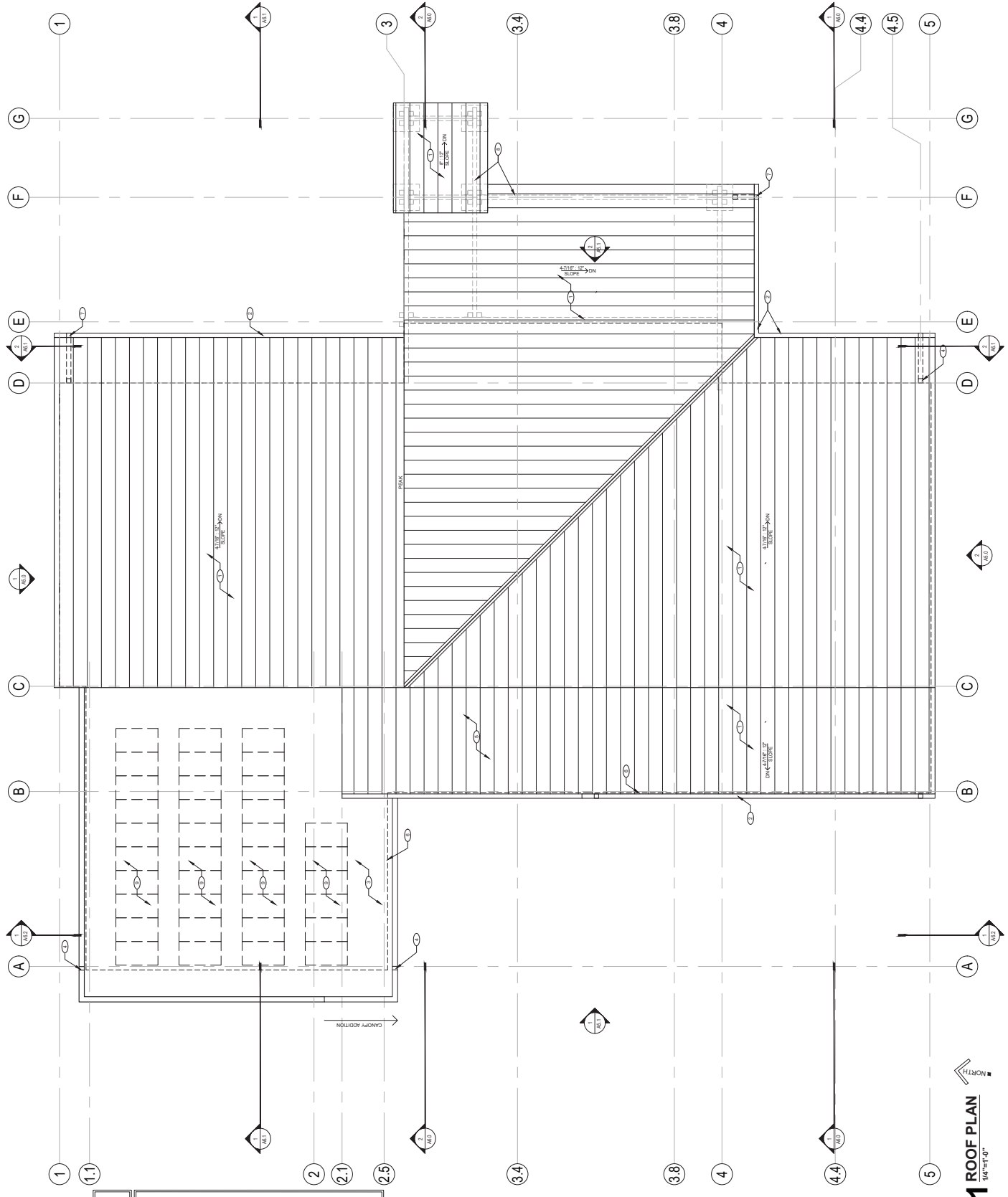
REVISION DATE	DESCRIPTION

**IDAHO SPRINGS POLICE STATION**  
 ADDITION AND REMODEL  
 1744 MINER STREET  
 IDAHO SPRINGS, CO 80452

**JOB NO.:** 2023-61  
**DRAWN BY:** BR  
**CHECKED BY:** DPD  
**ISSUED DATE:** 03.27.2024

**REFLECTED CEILING PLAN**  
**A2.1**

NO.	REVISION DATE	DESCRIPTION



**ROOF PLAN**  
 ENHANCED SCHEMATIC DESIGN

**ROOF PLAN KEY NOTES**

- DASHING STIP PATTERN IS AN INTERIOR ROOF
- EXTERIOR ROOF OUTLET
- NEW REPAIR/REPLACE/REMOVE ROOF
- NEW ROOFING/CLADDING
- NEW STAIRS/ROOF SEAM METAL ROOF
- LINE OF EXTERIOR WALL BELOW
- EXISTING DOWNPOUT
- LINE OF EXTERIOR WALL BELOW
- NEW PHOTOVOLTAIC PANELS (SEE ALSO LOCATION TAG)

**1 ROOF PLAN**  
 1/4"=1'-0"

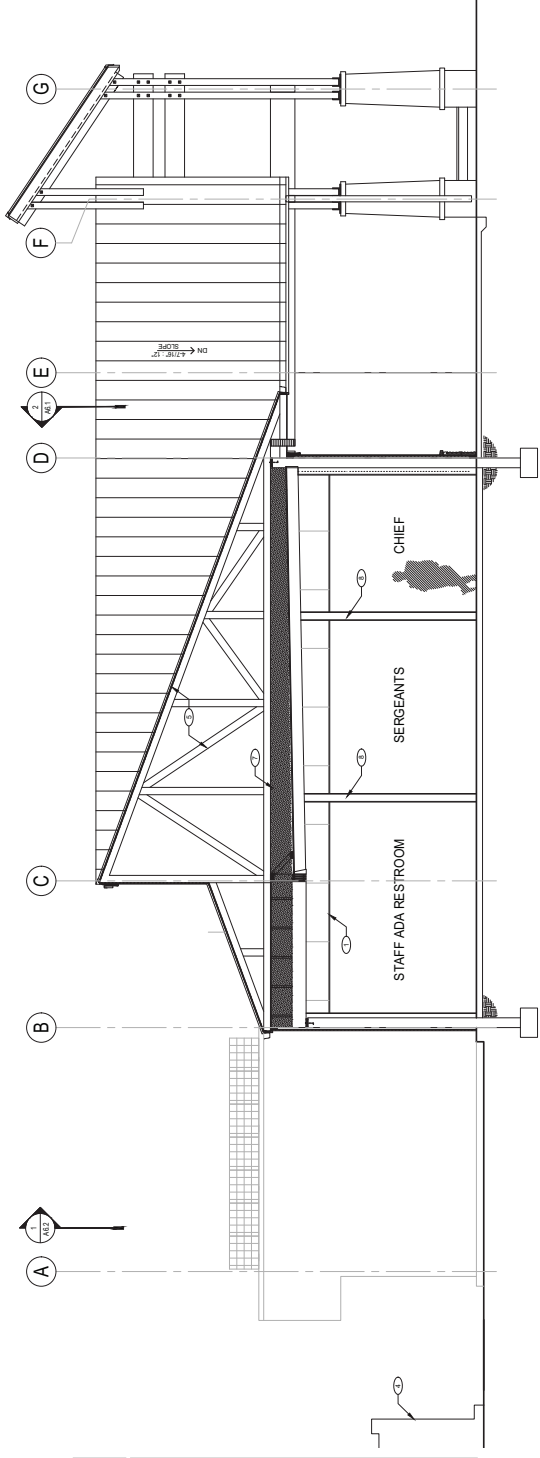




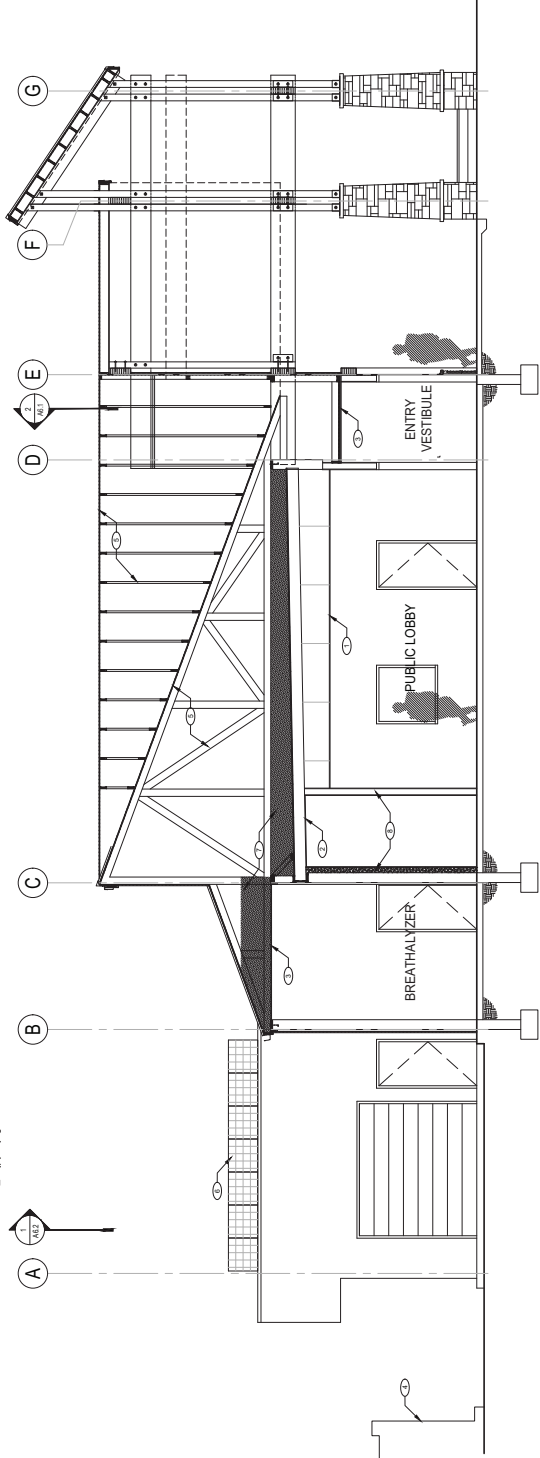


REVISION DATE	DESCRIPTION

PROJECT FILE



**1** BUILDING SECTION (LOOKING NORTH)  
1/4"=1'-0"

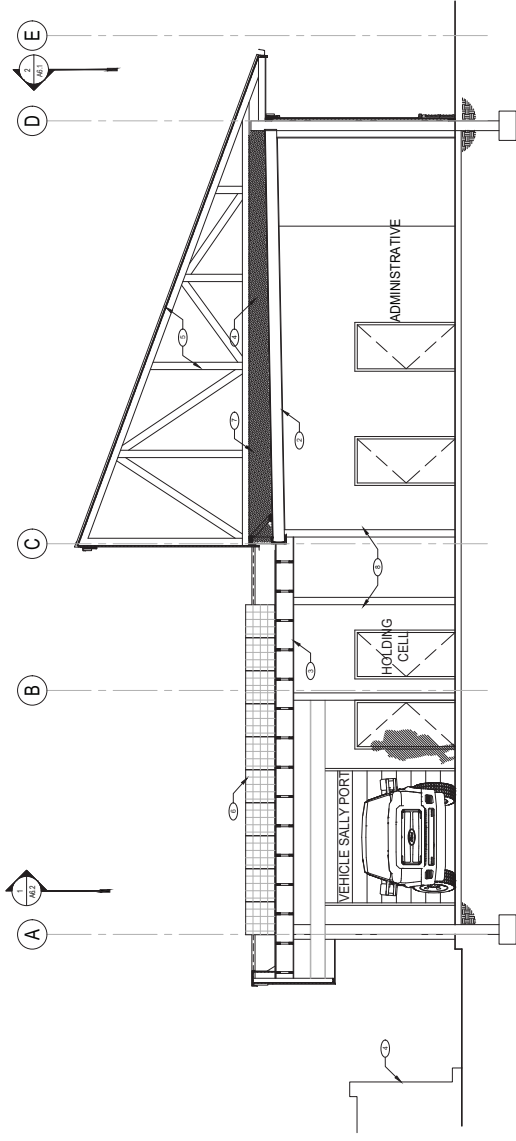


**2** BUILDING SECTION AT LOBBY (LOOKING NORTH)  
1/4"=1'-0"

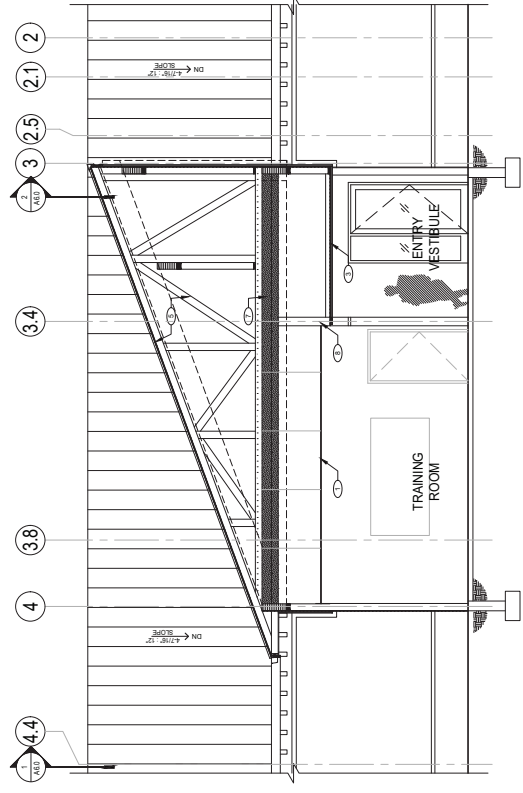
SECTIONS	
STANDARD SCHEMATIC DESIGN	
SECTION KEY NOTES	
○	SUPPLEMENTAL ACoustICAL CEILING TILES (1/2" x 4' x 4')
○	ADDITIONAL CEILING TILES ADDED TO EXISTING STRUCTURE
○	WOOD CEILING
○	EXISTING RESTROOM WALL
○	EXISTING TRUSS ROOF
○	REINFORCING CONCRETE (R.C. AND LOCATION TIE)
○	ACoustIC CEILING INSULATION
○	SEE FLOOR PLAN FOR WALL TYPES

**SECTIONS**  
 ENRANGE SCHEMATIC DESIGN

- SECTION KEY NOTES**
- SUPERSEDED ACQUISICAL QUANTITIES (P/P A/F/F)
  - ADDITIONAL CEILING TILES ARE PER TO EXISTING STRUCTURE
  - HOLLOW CEILING
  - DISTINGUISHING WALL
  - DISTINGUISHING ROOF
  - REPRESENTING FINISH (SIZE AND LOCATION TBD)
  - CELLULOSE INSULATION
  - SEE FLOOR PLAN FOR WALL TYPES



**1** BUILDING SECTION AT SALLY PORT (LOOKING NORTH)  
 1/4"=1'-0"



**2** BUILDING SECTION AT ENTRY (LOOKING EAST)  
 1/4"=1'-0"

**DULANEY**  
 architecture

5825 E. Magnwood Avenue  
 Suite 100  
 Provo, UT 84606  
 PH: (801) 615-9123

NOT FOR CONSTRUCTION

REVISION DATE	DESCRIPTION

PROJECT FILE

IDAHO SPRINGS POLICE STATION  
 ADDITION AND REMODEL  
 1744 MINER STREET  
 IDAHO SPRINGS, CO 80452

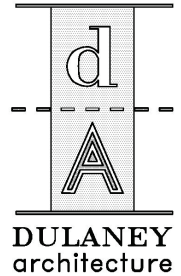
JOB NO.: 2023-61  
 DRAWN BY: BFR  
 CHECKED BY: DPO  
 ISSUED DATE: 03.27.2024

SHEET TITLE  
 BUILDING SECTIONS

SHEET NUMBER  
**A6.1**







Schematic Design Narrative  
Idaho Springs Police Station Addition and Remodel  
March 27, 2024

## Introduction

The City of Idaho Springs plans to relocate the Idaho Springs Police Department from its current east end location to the recently purchased bank building at 1744 Miner Street. The new police department location is convenient, recognizable and a positive presence in the historic district. In 2023, Halsey Architecture + Planning conducted and completed a programming and space planning study for the new location that anticipated remodeling of the existing building along with expansions along its east and west sides.

The City of Idaho Springs has engaged Dulaney Architecture and their consultants to develop enhanced schematic design drawings and associated narratives based on the comprehensive programming and space planning study.

The existing one-story building of approximately 2,582 sf building with an existing 600sf canopy that will become a police station with an enclosed vehicle sallyport. The addition includes an entry on the east, a southeast corner addition under the existing covered spaces with new walls and foundations. This will add approximately 200 sf of interior space. The additions to the east will also include modifications to the existing CMU bearing wall. There will also be a 250-sf expansion on the west side of the building and south side of the sallyport.

## Existing Building

The existing building consists of masonry bearing walls and wood framing. The existing building has had many uses, alterations and renovations over the years. There are not any drawings available of the original building. There are drawings dated 2006 that were available when the building was converted to a bank. There are existing wood roof joists, spanning wide flange steel beams that are bearing on masonry walls. There is an open roof structure over an exterior drive aisle on the westside. This roof structure consists of wood joists that bear on wide flange steel beams that bear on steel columns. After exposure of the existing footings, it was determined they were not deep and did not meet standard construction.

The 2006 renovation to the existing building included a 150 sf addition on the west side of the building with a sloped wood framed roof, and a new entry roof tower. The main sloped wood stuss roof was built over the entire existing roof resting on existing bearing walls. The original flat roof framing remains and is just below the trusses that were added during the 2006 remodel. This has gypsum board attached to the underside that was the original ceiling. Blown-in cellulose insulation exists on top of the original ceiling. The entry on the east side is built with exposed timber framed post and beam framing that supports additional sloped roofs.

### East Entrance Addition

The east addition located at the existing east entrance between gridlines D and E and 3 and 4, will be built under the existing soffit and roof with new steel stud wall framing on concrete foundation stem walls on a spread footing and extending up and anchoring to the soffit framing, and concrete slab on grade flush with existing concrete slab.

### Southeast Corner Addition

The southeast corner addition to the existing building at gridlines D and 5 will be constructed under the existing soffit and roof structure with new steel stud wall framing on concrete foundation walls on a spread footing and extending up and anchoring to the soffit framing, and concrete slab on grade flush with existing concrete slab.

### East Bearing Wall

The east bearing wall at gridline D will have changes to it that will include removing some portions of the existing CMU bearing wall and supporting the existing roof above it with a transfer header on steel posts that bear on a new concrete footing, infilling existing window openings with masonry, and adding a new window in the masonry wall at the Lieutenant's office.

### West Sallyport

The existing open canopy structure on the northwest corner between gridlines A and C and 1.1 and 2.5 will be enclosed with CMU bearing walls and EIFS on the exterior face of the CMU, to meet the energy code requirements and tie into the existing exterior facade. The CMU will bear on a concrete foundation. The interior will have a CMU wall with a fire rated door to separate the sallyport from a Mechanical/toilet and Holding Room. The existing canopy structure will have an addition to it between gridlines A and C and 2 and 2.5. This addition is necessary to provide enough space for the Breathalyzer/Finger Printing room.

### West Addition

The west addition between gridlines B and C and 2.5 and 3.8 will require removing the north wall of the existing 2006 west addition and adding on to it on the north with new sloped steel joists supported on a new steel stud bearing wall on concrete foundation wall on a spread footing, and concrete slab on grade flush with existing concrete slab. This addition is necessary to provide space for the Breathalyzer/Finger Printing room, Break Room, and Locker Room..

## Interior Remodel

The interior remodel consists of the removal of the existing non-bearing partitions, acoustical ceiling grid/tile, light fixtures and air returns, air diffusers, miscellaneous conduit, wiring and duct.

- New steel stud partitions extend up to the original ceiling. There are several new partition types being installed, some with STC sound ratings and ballistic panels, depending on the various uses of the rooms. The existing exterior masonry walls will receive new steel stud furring to match the existing where it is not currently furred out. Closed cell spray foam insulation is being applied to the perimeter exterior walls to increase energy efficiency and meet the energy code requirements for the thermal envelope.
- A new acoustical ceiling grid/tile is being added to the rooms as indicated on the Reflected Ceiling Plan at the height of the original ceiling tile grid. Where we are not adding suspended ceiling grid, we are patching the original hard lid gypsum board ceiling (at approximately 12') and applying acoustic ceiling panels adhered to it

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received DEC - 9 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Idaho Springs Downtown Commercial District  
and/or common Idaho Springs Downtown Commercial District

2. Location

*Roughly bounded by Center Alley, 14th Ave., Riverside Dr., and Idaho St.*

street & number Bounded by Miner Street on the south; Center Alley on the north; Elementary School on west; Clear Creek on east. (225 15th and Idaho Springs n/a vicinity of and 1601 Col. Blvd also included) n/a not for publication  
state Colorado code 08 county Clear Creek code 019

3. Classification

<u>XX</u> district	___ public	<u>XX</u> occupied	___ agriculture	<u>XX</u> museum
___ building(s)	___ private	___ unoccupied	<u>XX</u> commercial	<u>XX</u> park
___ structure	<u>XX</u> both	___ work in progress	<u>XX</u> educational	<u>XX</u> private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>XX</u> entertainment	___ religious
___ object	n/a in process	<u>XX</u> yes: restricted	<u>XX</u> government	___ scientific
	n/a being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name (multiple -- see continuation sheet)  
street & number  
city, town n/a vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Clear Creek County Courthouse  
street & number 405 Argentine Street  
city, town Georgetown state Colorado 80444

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? \_\_\_ yes XX no  
date 1976 \_\_\_ federal X state \_\_\_ county \_\_\_ local  
depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway  
city, town Denver state Colorado 80203

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The city of Idaho Springs, Colorado, is in the Clear Creek valley at an elevation of 7540 feet, about 30 miles west of Denver in the central Rocky Mountains of Colorado. The Miner Street Commercial District, which forms the heart of the two mile long and one-quarter mile wide city, is a collection of one-story and two-story brick and a few frame buildings that housed the markets, hardware stores, banks, offices and saloons of the 19th century mining center. Only one structure in the district is a residence. Of the 60 buildings within the district, 46 are considered contributing and 14 non-contributing.

Only a few clapboarded frame structures, such as the McKinley Building (54), the frame portion of the Queen Hotel (3), and the Gaubatz residence (25), survive from the early commercial district which was composed mostly of false-fronted wood frame buildings constructed between 1868 and 1877. Although there was never a major fire, the coming of the railroad in 1877 made it easier to obtain bricks, iron and other durable construction materials and the frame buildings were gradually replaced.

The newer brick buildings reflect the late 19th century commercial style characterized by recessed entrances, large display windows, elaborate metal cornices, and cast-iron pilasters. (Much of this iron was cast by the Colorado Iron Works.) Intricate patterns of decorative brickwork, is especially well displayed in the upper facades and cornices on the Underhill Museum (4), the Clear Creek Pharmacy (10), and the Queen Hotel (3).

Only a few round-arched windows, such as on the Hanchett Building (33) and the Canyon's Claim (18) reflect the Romanesque Revival Style. Colonial Revival characteristics are rare, appearing only on the columned Idaho Springs Library (2), and the pressed metal swage across the frieze of the Mining Exchange Building (39) and the Buffalo Bar (47).

Most of the contributing structures of the commercial district were constructed between 1877 and 1910. Later modifications, particularly on the first floor storefronts, include the use of stucco, board and batten, plywood sheathing and composition stone; but the alterations are, in general, a minor compromise to the automobile and tourist oriented economy of the 20th century.

The following is a list of all properties within the Miner Street Commercial District numbered according to the enclosed map. The letter "C" indicates "contributing" and "NC" indicates "non-contributing."

1. C Hose House (1340 Miner) Central Hose House. One-story frame, garage with gabled roof. Wooden hose-drying tower with clapboard siding behind the garage.
2. C Library (219 14th) Idaho Springs Library. 1904. One-story brick with medium pitch reverse gable roof with triangular pediment in center of front facade. Boxed cornice, circular window in pediment. A wide stairway leads to a recessed central entrance flanked by wooden columns.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Idaho Springs Downtown  
Commercial District

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Continuation sheet

Item number

7

Page

2

3. C Rooming House (1404 Miner) Idaho Springs Senior Center, formerly Queen Hotel. Frame structure ca. 1877, brick structure added ca. 1888. Two-story frame portion has clapboard siding and gable roof. Brick portion is two-story, flat roofed with brick cornice and corbelling, and decorated frieze. Windows and doors are topped by brick arches radiating voussoirs. Wood porch with columns and balustrade.
4. C Museum (1416 Miner) Underhill Museum, formerly Underhill home. 1912. One-story brick. Decorative brick detailing on upper facade.
5. NC Store (1420 Miner) Clark Creek Supply. Late 1800's. One-story brick. Large display window, recessed doorway. Upper facade covered by a wooden sign and plywood facing.
6. C Store (1424 Miner) Clear Creek Supply. Late 1800's. One-story brick layered in common bond. Display window, recessed doorway.
7. C Store (1428 Miner) Clear Creek Supply. Late 1800's. One-story strecher bond brick. Display window, recessed doorway. Upper portion of building has decorative brickwork and corbelled belt course.
8. C Store (1434 Miner) Mountain Bell. Late 1800's. One-story brick. Display window, recessed doorway. Decorative brick cornice at top of upper facade.
9. NC Store (1438-1446 Miner) Late 1800's. One-story, stucco over brick. Original integrity gone.
10. C Store (1502-1506 Miner) Clear Creek Pharmacy ca. 1890. Two-story brick. Modern display windows, recessed doorway. Brick arches with radiating voussoirs over second-story windows. Corbelled brick cornice with decorative sawtooth frieze.
11. C Store (1510 Miner) Clear Creek Courant. Late 1800's. One-story brick. Display windows, recessed doorway. Corbelled brick cornice with decorative sawtooth brick frieze.
12. C Store (1514-1518 Miner) Barber Shop/Main Street Restaurant ca. 1884. One-story brick. Display windows, recessed doorway. Rectangular brick turrets at corners.
13. C Store (1520 Miner) Ferd's Sporting Goods ca. 1885. One-story brick, display windows, recessed doorway, cast-iron sill plate. Corbelled brick cornice with decorative brick frieze.
14. C Store (1524 Miner) Ward's Catalog Store ca. 1885. One-story brick. Display windows, recessed doorway. Corbelled brick cornice with decorative brick frieze.
15. NC Store (1534 Miner) Farris Clothing, formerly Plummer Building ca. 1905. One-story stucco.
16. NC Store (1536 Miner) This and That Shop ca. 1877. One-story. Street level facade of modern brick and glass. Upper facade of wood-frame and stucco, false front on gable-roofed wood structure.

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National Park Service

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received

date entered

Idaho Springs Downtown

Continuation sheet

Commercial District

Item number 7

Page 3

17. C Store (1542-1546 Miner) Package store and law offices, formerly First National Bank of Idaho Springs. ca. 1880. One-story brick. Tall display windows with dressed sandstone sills and pediment-shaped lintels. Recessed corner door flanked by attached wood columns. Metal cornice with consoles and decorated frieze.
18. C Store (1600-1604 Miner) Canyon's Claim Restaurant, formerly Boston Clothing House ca. 1890. Two-story brick. First-story windows and doors separated by cast-iron pilasters and engaged columns. Metal entablature dentil frieze and end brackets separate first and second story. Upper story has paired round arched windows with drip cap. Cornice missing. Sandstone sills continuous with brick belt course.
19. NC Store (1608-1612 Miner) Idaho Springs Emporium ca. 1883. Two-story stucco over brick.
20. C Store (1614-1620 Miner) ca. 1876. Two-story stretcher course brick. Simple wood entablature separates lower and upper facades. Second-story double-hung wooden sills and two-brick arches with radiating voussoirs. Brick cornice with header-brick corbelling. Formerly Thero Brothers Meat Market.
21. C Store (1624 Miner) Bread Basket Bakery ca. 1880. Recessed doorway with cast-iron pilasters. Second story windows have two-brick arches with radiating voussoirs. Brick cornice with header brick corbelling. Single brick belt course under corbel row.
22. C Stores (1628-1638 Miner) Entrance to Majestic Center second floor offices, Ornamental Resources, Miner Street Antiques. Formerly Faivre Grocery (1634), and Weinberger's Liquor and Cigar Store. Also formerly the Capital Saloon. Two-story brick. Display windows, recessed doorways flanked by cast-iron pilasters. Metal cornice with simple metal brackets.
23. C Store (1640 Miner) Kincannon Heating and Front Range Journal. Early 1900's. One-story wood building sheathed with stamped metal panels resembling stone. Boxed wood cornice with simple wood modillions.
24. C Lodge (210 17th) Idaho Springs Masonic Lodge ca. 1883. Two-story brick. No display windows. Decorated cast-iron pilasters on ends and one in center of first story facade. Decorated cast-iron engaged columns frame recessed doorways with cast-iron sill plates. Brick covered with clapboard on first floor. Metal entablature with end and center brackets separate lower and upper facade. Metal boxed, decorated cornice with brackets.
25. C Residence (1714 Miner) Gaubatz Home. 1874. Two-story with wood clapboard siding, gable roof, and one-story wing with reverse gable and porch. Boxed wood cornice. Stone retaining wall in front.
26. NC Bank (1730-1740 Miner) First National Savings Bank. 1900's. One-story. Cinder block and brick.
27. C Railroad engine, tender and passenger car (Miner and Idaho Streets) Engine built in 1877 by Rhode Island Locomotive Works. B-4-C class with four drive wheels on each side. Served sixty-four years on Colorado & Southern Line.

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28. NC Store (1744 Miner) Vacant. Mid-1900's, two-story frame.
29. C Store (1405 Miner) Placer Inn. 1920's. One-story stucco over brick with large multi-paned windows.
30. C Stores (1405-1419 Miner) Placer Inn ca. 1900. Two-story stucco over brick. Panels between second story windows have brick diamond patterns. Steep-sloping tile roof rises to flat roof on main building. Southwestern adobe appearance.
31. C Store (1421 Miner) Ben Franklin. 1897. Two-story brick. Lower story frame with glass display windows. Bracketed cornice with decorated frieze.
32. C Store (1427 Miner) Ben Franklin. 1898. Two-story brick. Lower story combined with #31. Bracketed cornice and decorated frieze.
33. C Store (1431-1435 Miner) Public Service Co. Hanchett Building. 1890. Two-story brick. Large display windows, recessed doorway, cast-iron pilasters, patterned sill plates, shallow entablature separate lower and upper facades. Narrow, double-hung windows in upper facade topped by semi-circular lunette with stained glass windows in turn capped by brick arches with radiating voussoirs. Decorated metal cornice with ornamental end brackets and decorated frieze. Decorated pediment in center of cornice.
34. C Bank (1427-1441 Miner) First State Bank, ca. 1880. Two-story brick. Display windows, plain doorway, cast-iron pilasters. Upper facade double-hung windows with shaped metal lintels. Bracketed metal cornice with star and crescent design on brackets.
35. C Bank (1447 Miner) First State Bank, formerly Roberts Brothers Grocery. 1886. Two-story brick. Lower-story modern masonry facade. Former corner entrance no longer exists. Second story has large 1 X 1 corner window. Belt course form sill form all double-hung windows. Metal bracketed cornice with triangular pediment on corner.
36. C Store (1501-1503 Miner) Vacant. Formerly Merchants and Miners Bank. 1901. Two-story brick. Metal entablature above display windows. Metal cornice with large corner brackets. Recessed panels on frieze.
37. C Store (1511-1515 Miner) Mountain Electric and Dorothy Shop. ca. 1883. Two-story brick. Two recessed doors with flanking display windows. Double-hung windows with wood sill. Modern sheet-metal cornice.
38. C Store (1517 Miner) Beau Jo's Pizza. Late 1800's. Two-story brick. Recessed doorway, flanked by display windows. Metal entablature with end brackets separates the first and second stories. Upper facade double-hung windows with wood sills and brick arches radiating voussoirs. Bracketed metal cornice with decorated fascia and paneled frieze. Bell-like projections top end brackets.
39. C Store (1523 Miner) Beau Jo's Pizza. Mining Exchange Building. ca. 1890. Two-story brick. Display windows, recessed doorway, cast-iron pilasters and columns. Entablature with decorated frieze marks top of lower story. Concrete belt course forms sills of double-hung windows on second story. Ornate bracketed metal cornice with pressed metal swags on frieze. Cornice capped by balustrade.

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40. C Store (1527 Miner) Vacant. ca. 1880. One-story brick. Recessed centered doorway flanked by cast-iron engaged columns and display windows, which are bordered by iron pilasters. Metal entablature with small end brackets over windows. Elaborate metal cornice with brackets, decorated fascia and stamped swags on frieze. Topped with balustrade.
41. C Theatre (1535 Miner) Miners Theatre. Early 1900's. Two-story brick. First story has board and batten facing below theatre marquee. Second story has rectangular double-hung windows. Brick belt course continuous with masonry sills. Metal bracketed cornice, vertically striated frieze with decorated metal panels below.
42. NC Store (1539 Miner) Laundromat. Late 1800's. One-story brick faced with imitation stone on lower portion of facade and composition material simulating cut stone on upper portion. No cornices.
43. NC Store (1543 Miner) Colorado Bar. ca. 1880. Two-story with lower and upper facade same as #35 except for casement windows in second story.
44. NC Office (1601-1607 Miner) Mountain Bell. ca. 1950. One-story cinder block.
45. C Store (1609-1611 Miner) Mountain Leather and Toadstool Haire. Early 1900's. One-story brick. Recessed doorway. Large display windows. Decorated brickwork cornice.
46. C Store (1613 Miner) The Edge. Early 1900's. One-story brick. Clapboards on upper facade. No cornices.
47. C Store (1617 Miner) The Buffalo Bar. 1906. Central door flanked by small fixed windows. Lower portion of front facade altered. Cinder block sheathed with "rock faced" imitation stone laid in stretcher courses. Metal plate with decorated end nuts separate lower and upper facade. Small round arched window with brick arch and radiating voussoirs with keystone in upper facade. Six courses of stepped brick above window. Bracketed metal cornice with large end brackets, and panelled frieze decorated with swags. Central panel on frieze has "J. Rohner 1906." Ball on top of west end bracket, other ball is missing on east end.
48. C Store (1621 Miner) The Other Side. Late 1800's. One-story brick. Recessed doorway, display windows. Metal cornice with four large elaborately decorated brackets. Rectangular recessed panels on frieze.
49. C Office (1625 Miner) Dentist. ca. 1883. Two-story brick. First story faced with board and batten. Central oriel window supported by decorative wood brackets on second story. Metal cornice and decorated frieze.
50. NC Store (1631 Miner) West Winds Lounge. Late 1800's. One-story brick. Horizontal log facing with projecting gables over entrances. Upper portion of facade in brown shakes and capped by molded wood cornice on false front.
51. NC Store (1633 Miner) West Winds Lounge. ca. 1880. One-story brick. Horizontal log sheathing and shake sheathing on lower facade. Metal pilasters on front edges of structure. Brick upper facade with brick cornice and brick corbelling.

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52. C Store (1637 Miner) Valley Cafe. Late 1800's. One-story frame. Pilasters border windows and door. Clapboard upper facade. Metal cornice with large end brackets. Inverted heart-shaped decoration on frieze. Ball on top of west end bracket.
53. C Store (1639 Miner) Valley Cafe. Late 1800's. One-story frame. Plain door, composition stone below windows. Upper facade clapboard. Wood boxed cornice.
54. C Store (1641-1645 Miner) vacant. McKinley Building, ca. 1876. Two-story frame. Recessed doorway, display windows framed by pilasters. Entablature between first and second stories. Upper facade double-hung windows, clapboard siding. Boxed cornice, gable roof.
55. NC Store (1711 Miner) Clear Creek Rental. Mid-1900's. One-story cinder block building. Soon to be torn down and replaced by one-story brick school house built in 1906. Will be torn down and replaced by one-story brick school house built in 1906. Will be used as City Hall.
56. NC Store (1743 Miner) Cafe. Early 1900's. One-story frame.
57. C Bridge (Miner over Clear Creek) 1902. Single-span steel bridge with wood flooring.
58. C Store (225-229 15th Street) Mountainview Woodworking, Trathen Building. 1906. One-story brick. Recessed doorway, large display windows. Bracketed metal cornice topped by central triangular pediment.
59. C Office (217 16th Street) Dentist and Optometrist office. Late 1800's. Moved to this location in 1920's. One-story, gable roof and clapboard siding.
60. C Store (1601 Colorado) Hanson's Lodge. Late 1800's. Two-story, horizontal log construction. Hip roof with gabled dormer in center front. Oriel window on second story. Porch on front and west side. Several additions to building including dining-room.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1877-1920 **Builder/Architect** unknown

### Statement of Significance (in one paragraph)

The Idaho Springs Downtown Commercial District has been the center for commercial activity for Idaho Springs since its development in the late 19th century. The district's superb collection of late Victorian structures, such as the Hanchett Building (#33), Mining Exchange (#39), and the Queen Hotel (#3), form the core of a city that is historically significant as the site of the first major discovery of placer gold in Colorado, and as an important milling and supply center for the mining region which initiated the settlement of Colorado.

George A. Jackson discovered gold in Chicago Creek less than ½ mile from the present Idaho Springs commercial district on January 7, 1859. Although this was not the first discovery of placer gold in Colorado, it was by far the most substantial, and together with the Gregory Gulch discovery near Central City, transformed the faltering "Pikes Peak or Bust" gold rush into a bona fide stampede. With this rush of people began not only the mountain communities of Idaho Springs and Central City, but also the initial settlement of Denver, Golden, and much of Colorado.

The first mountain communities were mining camps, and the first governmental units were mining districts. Idaho Springs, the community that developed across Clear Creek from Jackson's bar, was initially called Sacramento because it reminded the miners of the diggings around Sacramento, California. In 1860, it became Idaho Springs to distinguish it from the newly-formed Idaho Territory. The first townsite was marked out in 1860, but it was not until 1873, after two additional surveys, that patent was applied for and, in 1874, received. The 1873 site constituted 105 acres. R. B. Griswold was the first mayor. In 1861, when the territory of Colorado was organized, the city of Idaho Springs became the first county seat of Clear Creek County. It relinquished that title to the more populous Georgetown in 1868.

The development of Miner Street Commercial District paralleled the success of the mines. The first placer operations fostered a temporary community of tents and primitive wood structures. Initial underground operations gave some permanence to the community, but it was not until the problems associated with the smelting of sulfide ores were overcome in 1868 that hardrock mining began in earnest, and population, wealth, and permanence came to Idaho Springs. An excellent example of a direct correlation between mining success and commercial construction is provided by Silas Hanchett who struck high grade ore at the Lamartine Mine in 1887 and built the Hanchett Building (#33) in 1890. The Plummer family made money in the livery and ore hauling businesses and returned that to the community by constructing commercial buildings in the 1500 block of Miner Street.



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The arrival of the railroad in 1877 strengthened the position of Idaho Springs as a mine supply center. Brick commercial buildings, which form the core of the district, came into being between 1877 and 1920, and reflect the vernacular late Victorian-early twentieth century commercial architecture typical of that period.

The buildings constructed during the prosperous late Victorian period prior to the 1893 Silver Crash display an exuberance of arch detailing, bracketed and heavily corbelled cornices, highly decorated friezes, and elaborate window caps not seen in later buildings. After the Silver Crash, a depression followed when virtually all building activity ceased state-wide for several years. When the economy began its recovery, some construction activity resumed at the end of the late 19th century and early 1900's. The buildings reflected the mood of the times in their design with a sense of cautious optimism and a desire for stability seen in the restrained styles inspired by classical architectures. (Examples in the Idaho Springs district include the Library #2; Mining Exchange Building #39; and the Buffalo Bar #47.)

Mining activity waned after 1910, but enough continued, along with tourism, to maintain a moderate population in the community. With the construction of Interstate 70 and the development of the Henderson Molybdenum Mine, Idaho Springs has again assumed the role as supply center not only for miners, but for skiers, hunters, campers, tourists, travelers, and some residents who are now able to commute to jobs in the Denver area. The Miner Street Commercial District, though constructed for 19th century miners, still supports a viable economic community.

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MINER STREET DOWNTOWN

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See Map 1 for precise boundaries.

The boundary is roughly bounded on the south by the rear property lines of properties facing Miner Street, extending from the east side of 14th Avenue to the west side of Clear Creek. The northern boundary extends from the Hose House (Building #1) along the south side of Center Alley to the west side of Clear Creek; with the boundary extending further north only to include the structures at 225 15th Avenue (Building #50) and 1601 Colorado Blvd. (Building #60).

City blocks and lot numbers are:

Block # 7-Lots 1-12  
Block # 8-Lots 1-12  
Block # 9-Lots 10-12  
Block #15-Lots 1-12  
Block #16-Lots 1-12  
Block #17-Lots 1- 2 (south 1/2)  
Block #20-Lots 1-12  
Block #22-Lots 1-12  
Block #25-Lots 1-12  
Block #28-Lots 1-12  
Block #33-Lots 1- 5

JUSTIFICATION

The boundary is drawn to include that portion of the commercial downtown district that retains integrity. West of the Hose House (Building #1) is a 19<sup>37</sup> school building and contemporary commercial development. The boundary extends east to the boundary that physically and historically marked the commercial limits of downtown. The formal entrance to the downtown from the east is provided by the 1902 metal bridge. North of Center Alley is largely residential; south of Miner Street are more contemporary commercial buildings, with I-70 just south of Water Street.

Idaho Springs Downtown Commercial  
District

Clear Creek County, Colorado

Map 1

Boundary of district

Position from which photos were  
taken--keyed to photos

Number of buildings (keyed to  
text)

Intrusions

Art by



P-30

21

IDAHO SPRINGS  
1350 Miner Street  
P.O. Box 907  
Idaho Springs  
Colorado 80452

to Street

IC



Idaho Street

16th Avenue

15th Avenue

14th Avenue

Center Alley

post

Placer Street

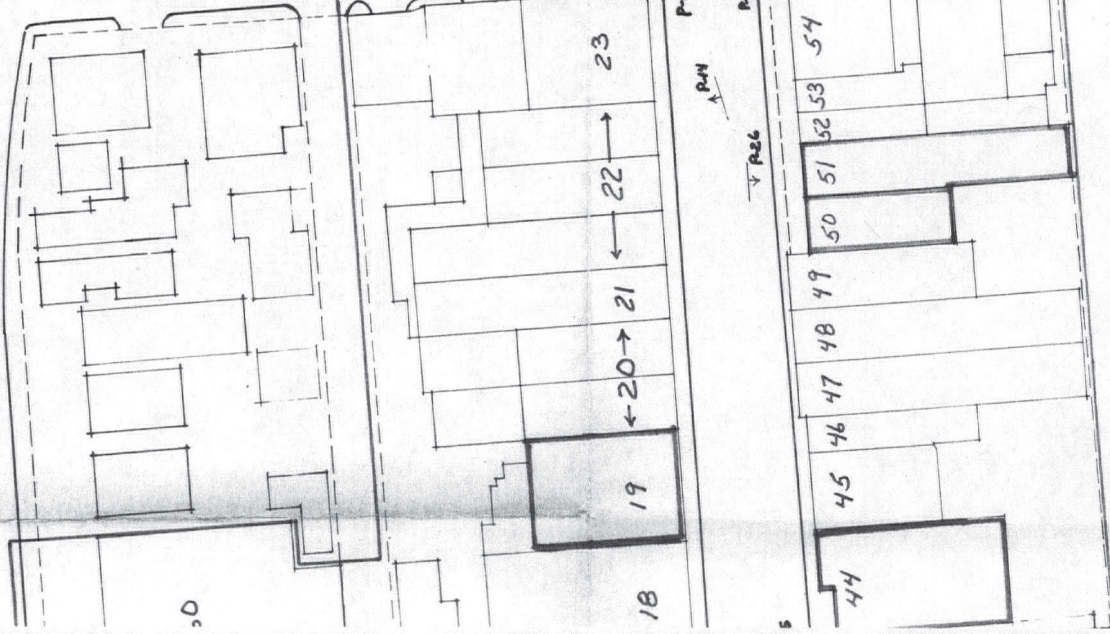
Colorado Street

Clear Creek

Riverside Drive

Miner Street

17th Avenue





**CITY OF IDAHO SPRINGS**  
1711 Miner Street  
P.O. Box 907  
Idaho Springs, CO 80452-0907  
Telephone (303) 567-4421  
FAX (303) 567-4955

**NOTICE AND AGENDA**  
**HISTORIC PRESERVATION REVIEW COMMISSION**  
Idaho Springs City Hall  
1711 Miner Street  
Tuesday, April 16, 2024 – 6:00 p.m.

**NOTICE AND AGENDA OF  
HISTORIC PRESERVATION REVIEW COMMISSION  
WORK SESSION**

**TUESDAY APRIL 16<sup>th</sup>, 2024 – Immediately following HPRC Regular Meeting**

- **Discussion on updating regulations and guidelines, the status of grants and building surveys, and the City's facilities.**

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION  
INSTRUCTIONS**

**The Public is able to view and hear this meeting remotely at the following address on the City's website:**  
<https://cityofidahosprings.colorado.gov/your-government/live-meetings-packets>

**The Public is able to participate in person and remotely by utilizing the link below:**  
<https://us02web.zoom.us/j/87554198581?pwd=cDRtWkF5bHE1S25heFQyaWRsaFpMdz09>

**Passcode: 528946**

## **Idaho Springs HPRC Sites Tour** **March 30, 2024**

**Purpose:** To tour the historic sites owned by the city of Idaho Springs to see the state of each site, and to get an idea of what would need to be done to each site, generally, in anticipation of the creation of a new city commission, Sites & Facilities.

### **In Attendance:**

Jonathon Cain  
Dylan Graves  
Lisa Manifold  
Shannon Glazier  
Janine Mariani  
Michael Davenport

### **Sites Visited**

**-6<sup>th</sup> Street Hose House:** we looked at the work done so far, and discussed the continued work to mitigate the moisture within the hose house. The drainage around the house looks good. Mike offered some ideas of moisture barriers around the exterior of the house, and Jonathon explained the significance of the tower behind the hose house. Everyone agreed that it would be good to add the tower as part of the sites in need of maintaining, given its importance as the first of the telegraph towers in town and the region. We also talked about possible ideas for the lot behind the hose house. A community garden where lots could be assigned to residents was a favorite. Additionally, the discussion surrounding the property line was shared with the commission. For anything further to happen with the back part of the lot, the property line discussion would need to be addressed.

**Ideas for use:** A community center, for meetings and gatherings, for residents. An ID showing them as a city resident and a suitable deposit, returned once the gathering was over, was suggested, like what the city does with the key to the reservoir.

**-Central Hose House:** This structure has had work done to maintain the grounds, and the gravel in the front, while originally supposed to be concrete, looks good, and is in good shape. The hose house itself needs attention to the foundation, given the wooden composition. Some of the panels on the side of the house need looking at, and there are some places that need to be inspected on the roof. There was some maintenance done to the tower by members of the Historical Society in the past six months, although it's not sure what was done. There are specific members of the HSIS who keep an eye on the Central Hose House, but maintenance is clearly needed to keep it from falling into disrepair.

**Library/Arrastra/Library Grounds:** The library itself is in good shape. Installing the sump pump was a good idea, and the new railings look good along the lower staircase. There is maintenance to be done on the light poles at the front, as well as a solution needed for the

steps re the water runoff. The current situation of the doors was discussed, and a solution is necessary to help combat the sun damage that is going to continue to happen. A continued partnership with the CCCLD is something that needs to be given a priority, so that things are happening as a team, rather than individual/committee decisions re maintenance of the library. It's a city owned property, but the CCCLD runs it, and the upcoming needs suggest that the good communication that has been happening needs to continue and improve.

**Cannon:** The paint that was applied to the cannon, while necessary, is not within NPS standards for historic preservation. All present felt that a cover was needed, but the line of sight for the library negated any sort of cover. A suggestion was made for consideration about moving the cannon, while keeping it facing south, to the space across from City Hall, next to the Masonic Lodge. The Lodge has been interested in having the City maintain the grassy space next to their Lodge. Moving the cannon to somewhere like that would allow for people to continue to see the cannon, and a cover or gazebo to be placed over it to slow the decay that comes from being outside. Further discussion of this is needed. Inspection of the space where the cannon currently sits shows that the space was improved, and even without the cannon, would allow for benches or gatherings to happen, say outdoor story time, that would benefit the Library and its programs.

**Senior Center:** The upcoming construction was discussed, along with the award Project Support received. Those present are excited to see the improvements.

**Carlson Elementary:** With the move to the building on 103, this structure remains in limbo as to its future. We talked about whether extending the historic district to 13<sup>th</sup> Avenue to protect the original building would be a good thing, as it's clear some sort of development will be happening, and the front part of the school is a wonderful example of utilitarian deco. It's something to be discussed with both the city and the school board.

**George Jackson Monument:** The monument itself is in good shape. The city owns about 7,000 feet behind the monument, moving west toward the school district's 103 building, and there needs to be an agreement between the city and the school as to how the monument is to be maintained, as well as access for city staff and the public. A suggestion of a partnership between the city and school district for student involvement was made, with all present feeling this would be a good move for both parties.

**Blue Ribbon Tunnels:** Some members on the tour hiked over across the creek to get to the first tunnel, and discussion was had about safety concerns. This is city land, but it is not easily accessible, both in terms of terrain and the current relationship between some of city staff and the owner of the rafting company. This isn't ideal for the city, or frankly, the raft company owner, so discussion was had about a small footbridge being constructed, with perhaps a small landing on the east side of the creek near the tunnel entrances, to allow for a safer passage. Even with the snow, it was clear that we were not the first people that had been over along that side of the creek, and it's not easy footing. A discussion was also had

about the gas line across the creek. The members wondered if there was another way to run it, or raise it, because it does pose safety concerns, not only for those on the creek, but for the line itself. It's open to vandalism or harm.

**City Hall:** The tuck pointing that was currently happening was detailed, as were the windows and the new bathrooms. There was discussion about better use of the downstairs, and ideas to maximize the space, as well as the improvements scheduled for the vault area.

**The #60 Train:** Council has discussed the restoration of this project. It's necessary, as the elements are taking a toll, although not as bad as might have been expected. There was discussion of how this train might be brought back into service, and when the group was up in Silver Plume meeting with the folks from the Loop, they didn't feel that this was out of reach. The Loop employees also were willing to discuss adding railroad tracks through town toward the Argo to allow for running of the train on occasion. Something that everyone present liked the idea of was being able to run the train say, once every three to five years, and doing so for a period of time to bring in revenue to help support the maintenance of the train and coach, which will be discussed in the next point. This train has connections to Idaho Springs, and it's something that we have all seen visitors spending time at.

**The #70 Coach:** Current in Silver Plume for restoration, this coach is really impressive. The Loop staff has done an amazing job. All of us were impressed with the work so far. The aged wood has been milled and installed on the exterior, the upper windows were replicated back to the original design, and discussion is happening for the restoration of the cushions. All of the work is really beautiful, and it was a pleasure to meet the people who are invested in the project from the Loop. The entire group feels that this partnership is one of immense value, and a real pleasure. The costs are within the budget allotted, and the costs to finish the coach are within the ability of the city, particularly with some of the grants that are available. The Loop staff feels that we should have this ready to be out in public in 2025. There was discussion of allowing it to be run along the Loop railroad, or in other places. As the Loop staff is also rebuilding the car's trucks, that seems reasonable, and again, would go toward helping the train and coach pay for themselves, while still allowing our residents to enjoy this asset. It was also discussed as a place to have community events once it's back in Idaho Springs, as well as gatherings and weddings within reason and with supervision.

**The Cover for Train and Coach:** An aspect that came up repeatedly about the train and coach was that they need to be under cover. Phil, of the Loop staff, point blank said if we do not, we'll have the same maintenance list for the exterior that we are addressing now within seven or eight years. A suggestion was made for a custom tarp if the city isn't able to built a permanent structure. It's a good time to consider this as any structure would necessitate the moving of the train and coach because of the high-pressure gas line that runs through the property and over the creek, previously mentioned in the section of the Blue Ribbon tunnel. The group present feels that this structure might be one of the things to be

considered in the next year as far as immediate S&F needs. As the train now is one of the areas of high visitor traffic, the addition of the coach will increase that, and it's important to safeguard these assets from the elements.

**The Visitor's Center:** While the group didn't visit this, there are some concerns that should be addressed by the city, working with HSIS. The parking needs to be managed. There are residents who park in fire lanes next to the building, and in the parking lot alongside the south side of the building that are not supposed to be there. The issue of accessibility for the upstairs area rentals also needs to be addressed by a clear policy, once and for all. This should be handled by the repair of the ramp on the outside, but the policy isn't clear or understood.

**The Underhill Museum/The Castle:** Both assets are owned or will be owned by HSIS. The group is in full support of that, but wondered if a partnership between the city and the HSIS might be in everyone's best interest, to help with upkeep and maintenance. Also, are there ways to work together to allow more access to these sites if the two entities share responsibility for them? The group felt this was something to consider and a discussion that merited time and attention from the city with HSIS as both are important historic assets to the city.

**Bryant Hose House:** This hose house is in good shape, and doesn't appear to have the water issues that the 6<sup>th</sup> Street Hose House does. It's pleasing and appealing. Jonathon shared that the metal flashing on the roof wasn't put there with historic preservation in mind, but more of saving the roof, and this brought on the discussion about how to manage that with the historic assets moving forward. It's less intrusive because it's along the roofline, and not easily seen. Does that make a difference? That is an aspect that needs to be discussed and decided as Sites & Facilities comes online.

**Ideas for Use:** This would be a good place for a tool library, with similar check out rules as that of the reservoir, or the CCCLD's Library of Things program. This also means that more staff would need to monitor this, and it goes along with the idea that Sites & Facilities needs to be a department, or its own separate sub department.

**Idaho Springs Train Depot:** It was shared with the group that the old Depot was potentially going to be returned to the city, and we drove by it to look at it. While the gingerbread that is prominent in many of the photos isn't there, the feeling is that it can be replicated with similar look and feel without undue hardship. It's a really great building, and we are all hoping this is something that can happen, because it's still in good shape, and would be a fantastic addition to the city's historic assets. It would also be something that could be climate controlled, and allow for other organizations, such as the HSIS, and the Fire Authority, who have massive collections, to share them in a museum display that will not have climate control issues. This is merely food for thought should the Depot become a city asset.

**The Powder House:** This is in surprisingly better shape than most of the group expected. Everyone is interested to know how the iron door is to be replaced, and wanted to know if there was a chance of having a window in the door so that people could look in. It would be a great place to have a display that told the story and purpose of powder houses. In addition, because this structure sits on a plot of 19 acres owned by the city, there's room for a small park, with some parking, and a play area, or bike or walking trail above the road alongside the Powder House.

**Steve Canyon Statue:** While we didn't visit this, he doesn't seem to have a permanent home right now. Although Idaho Springs is about to undergo a number of years of construction, this is an asset that needs to be permanently placed.

**The Waterwheel and Waterwheel Park:** This is an underutilized park. The group felt that a footbridge and small landing across the creek might increase use, and suggested looking for ways to bring more people to the park itself. See the section below on geocaching and tours. As well, given the statement by our head of public works about how many beams are replaced, there needs to be consideration of how the beams are replaced. Do we need to source historic wood? The metal is still original, but the paddles have been noted as pain point in preservation. This particular asset is one that needs more consideration with regard to preservation moving forward.

**Things that the city/HPRC/S&F needs to consider:**

- a) The current year's budget that reflects work on 6<sup>th</sup> Street Hose house, the Visitor's Center ramp, the Powder House, the coach, and City Hall are all good and appropriate. This year, prior to the City Council budget discussions, S&F needs to determine which projects should be next.
- b) All grants applied for in the area that are historic based need to go through the HPRC – so that there is not too much competition in one area.
- c) COAs need to be detailed clearly so those within the historic district know what they are responsible for doing.
- d) All those seeking tax credits need to go through the HPRC.
- e) Sites & Facilities could be expanded to include oversight of all city assets, regardless of historical status. The city has so many assets, and they could be split into historic and non-historic. But in discussion, it makes sense to have the general oversight in one place, under the auspices of one person, who can coordinate with all the departments that are needed for upkeep of the city's assets.
- f) All the assets, historical and non-historical, need to be evaluated, along with maintenance needs, for usage for the city's residents. With such a number of assets, most are not known by the city's residents, and there is no way for residents to enjoy them. If they cannot be enjoyed or used by the city and its residents, evaluation needs to be done as to the wisdom of keeping them.
- g) The city needs to keep moving forward on the idea of moving building and code enforcement to an in-house, full-time position. Some of the issues surrounding

residents/businesses that are adjacent to city sites/assets would be better handled if the city had a dedicated department to manage these issues, working in conjunction with a S&F manager/coordinator/supervisor.

- h) The city's design guidelines need to be revised.
- i) The city's municipal code needs to be revised. There are a number of aspects of the code which are not being enforced, and it makes it difficult to maintain standards within the city.
- j) In driving through the city, many of the side roads to the north and south of Colorado Boulevard are 1.5 lanes, or even one lane roads. This is true for roads that allow two-way traffic in some cases. It would be good to revisit the idea of designating the smaller roads as local traffic only, and informing the map apps, because there is very little room for through traffic on some of these roads.
- k) HPRC and later, S&F, need to have a punitive set of measures (stop work orders, daily/weekly fines, tickets) that are clearly spelled out for anyone who might be working with either commission. They need to be detailed and enforced.
- l) ALL of the city's historic assets need to have guidelines in place with regard to stabilization if something has collapsed and need repair that are taken in a timely fashion to preserve the asset. Emergency repairs need to follow basic NPS standards of historic preservation, or at least do no harm. Repairs on various assets were seen that did in fact stabilize issues that needed repair, but they weren't always done with respect for the preservation aspect. For the historic assets, the same regard that is expected and given with the structures within the historic district needs to be applied to the city's historical assets. Otherwise, there is potential for even more decay, and measures and expense must be used to bring the asset back to a more historically accurate condition. Emergency repair needs to be more focused on temporary fixes that are easily managed once full repair is able to happen.
- m) Parks: The group felt that there were opportunities to add to the city's parks. There are not very many at this point, and the ability to slightly develop the land the city owns to offer more usable park space to our residents is both appealing and appropriate.
- n) Signage: ALL of the historic assets need better signage. Some have some, but there could be more with regard to the social history that makes them important. Some have nothing at all.
- o) Geocaching: This is an opportunity to make a list of the city's assets in one place. Along with the geocache info, historical information could be shared. The city could produce a small passport book, such as seen at national parks.
- p) Virtual tours: Along with the idea of a passport for geocaching, this could be expanded to a virtual tour. Or we could develop a docent system, and offer walking tours in addition to a virtual tour that would be linked on the city's new website, and all social media.
- q) EVERY historic asset/site owned by the city needs its own plan. This would include
  - 1) Maintenance
  - 2) Repair

- 3) Replacement
- 4) Preservation consideration for the specific asset with regard to NPS guidelines
- 5) Guidance for any emergency repairs needed for stabilization
- 6) Checklist of how to get emergency repairs done in a timely fashion; clear guidelines for any city staff who gets tasked with beginning emergency repair process so that open meeting rules are followed but the asset isn't allowed to fall into further decay.

**In Conclusion:**

Some of these ideas, and discussions, are out of the scope of either the HPRC or the future S&F. However, as the group continued through the tour, several facts kept coming up over and over.

- a) The city is in possession of truly amazing assets.
- b) There are many assets that are not accessible to the city's residents.
- c) Many of the assets are also underdeveloped/underutilized, which is part of lack of accessibility to residents. This is an aspect that everyone on the tour felt needs to change. The unique composition of Idaho Springs and all the natural and built things here that can't be found in other places are something that should be celebrated, and used to enhance the life of our residents.
- d) The city's assets should be under the oversight of a manager, who can then address and coordinate with all the city departments to maintain the assets.
- e) The city needs to work out creative ideas to share historic preservation knowledge with its residents. How to access resources, how to do things DIY, contractors to use, how to navigate building permits, etc.
- f) Idaho Springs has long been a small town. Geographic limitations do not suggest that our population will grow a good deal more than where it is right now, but we have many people within the town on a daily basis, and we are becoming larger in that aspect. To that end, there is a need for more staff, with more specialized functions that will better serve the city in the administration, maintenance, and enjoyment of all the city assets, both historic and non-historic.

Thank you to Jonathon and Dylan for facilitating this tour. Everyone on the HPRC/Council that attended learned a great deal.

Report by Lisa Manifold  
Chair, HPRC  
Council Member, Ward I



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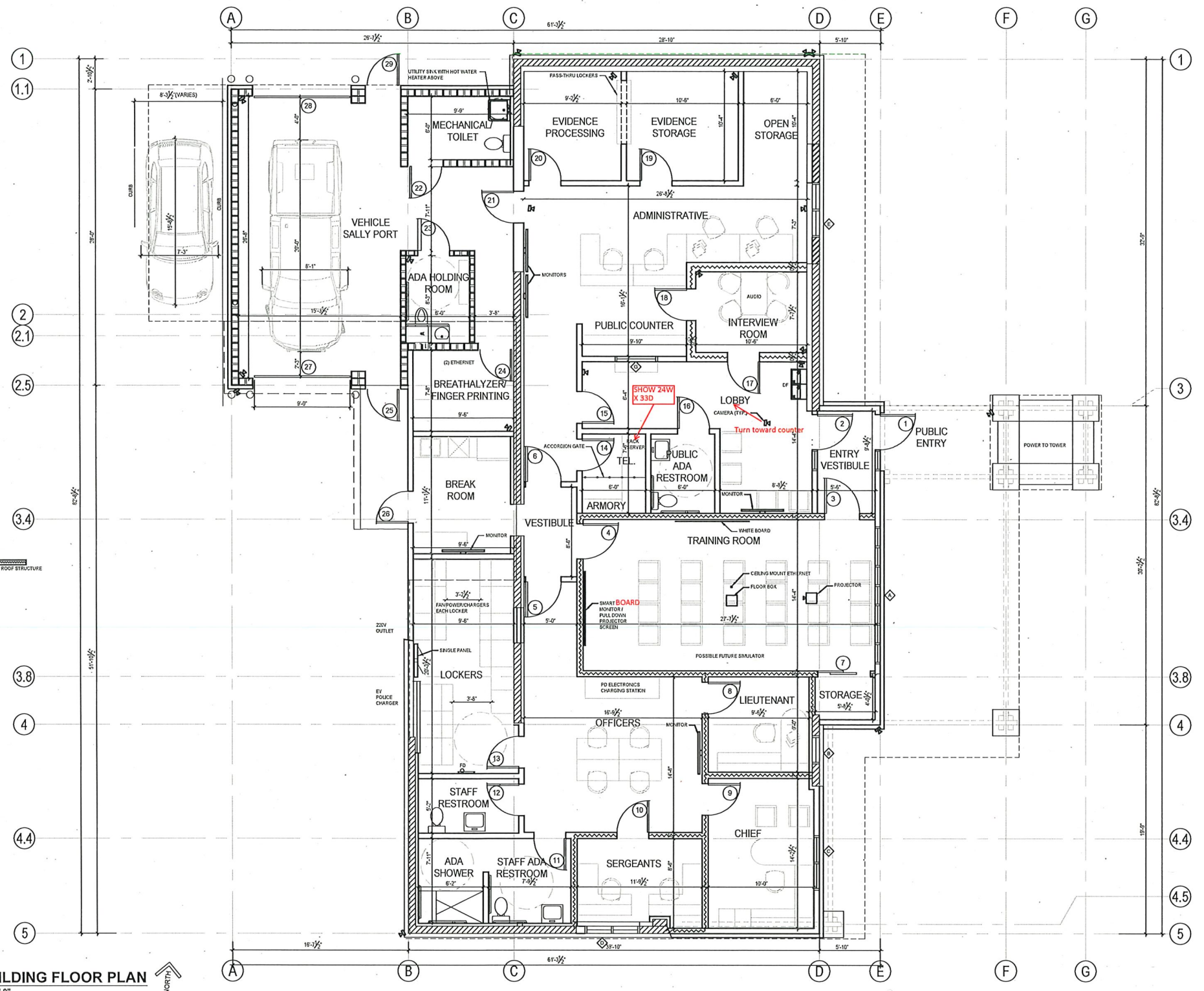
## NEW IDAHO SPRINGS POLICE STATION

Presentation to HPRC - 4.16.24

The following is a list of the configuration of the spaces that will be part of the renovated police station along with notations representing what the police station current building provides for employees and the public.

List of spaces:	Current police station	Future police station
ADA Compliance		X
Lobby	X	X
Public Restroom		X
Drinking Fountains		X
Interview Room – with recording		X
Training room / Public meeting room		X
Evidence Processing Area	X	X
Evidence Storage Area		X
Secure, temporary holding cell		X
Breathalyzer machine		X
Digital fingerprint machine	(currently - ink roller)	X
Armory	(currently – closet in Sgt. office)	X
Break Room - Server	X	X
Server / Information Tech Room	(currently – locked rack in break room)	X
Locker Room		X
Shower		X
Lieutenant Office		X
Shared Sergeant Office	X	X
Chief Office	X	X
# of Officer workstations	1	4
# of Code Enforcement workstations	1	2
Vehicle sally port	X	X
Centralized location		X
Energy efficient		X

The above information is based on the current draft design as presented for a DOLA grant application.



WALL NOTES:  
 1. NEW WALLS INDICATED WITH DARK LINES  
 2. SOUND RATED WALLS INDICATED WITH ZIG-ZAG HATCH  
 3. ALL WALLS TO TERMINATE AT WOODFLOOR OR EXISTING CONCRETE FLOOR STRUCTURE

**1 BUILDING FLOOR PLAN**  
 1/4"=1'-0"





**DULANEY**  
architecture

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 Centennial, Colorado 80111  
 PH: (303) 615-9123  
 web: dulaneyarchitecture.com

NOTE TO CONTRACTORS:  
 No work shall be performed until all plans are approved by the local jurisdiction. The architect & engineers shall not be responsible for any work performed prior to the issuance of permits.

REVISION DATE:		
MARK	DATE	DESCRIPTION

PROJECT FILE

**IDAHO SPRINGS POLICE STATION**  
 ADDITION AND REMODEL  
 1744 MINER STREET  
 IDAHO SPRINGS, CO 80452

JOB NO.:	2023-61
DRAWN BY:	BJR
CHECKED BY:	DPD
ISSUED DATE:	03.11.2024

SHEET TITLE

**BUILDING FLOOR PLAN**

SHEET NUMBER

# A2.0